



Address: [106 COLONY DR](#)
City: ARLINGTON
Georeference: 7789-4-3
Subdivision: COLONIAL ESTATES
Neighborhood Code: 1S0201

Latitude: 32.6425443232
Longitude: -97.1139319611
TAD Map: 2114-352
MAPSCO: TAR-110H



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: COLONIAL ESTATES Block 4
Lot 3

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$275,906

Protest Deadline Date: 5/24/2024

Site Number: 05148057

Site Name: COLONIAL ESTATES-4-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,401

Percent Complete: 100%

Land Sqft^{*}: 8,230

Land Acres^{*}: 0.1889

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LYNCH CRISTINA M
LYNCH TODD

Primary Owner Address:

106 COLONY DR
ARLINGTON, TX 76002

Deed Date: 12/14/2017

Deed Volume:

Deed Page:

Instrument: [D217290947](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEER ANDY;GEER MELANIE	10/20/1998	00134800000143	0013480	0000143
BECKER DARYL L;BECKER LINDA S	9/17/1986	00086870002347	0008687	0002347
HISTORY MAKER HOMES	11/25/1985	00083510000055	0008351	0000055
COLONIAL BEND ESTATES	3/11/1985	00081150000037	0008115	0000037
PATRICK H MATTHEWS CO	6/21/1984	00078660001177	0007866	0001177
C I C DEVELOPMENT INC	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$201,836	\$74,070	\$275,906	\$275,906
2024	\$201,836	\$74,070	\$275,906	\$253,087
2023	\$231,785	\$20,000	\$251,785	\$230,079
2022	\$192,145	\$20,000	\$212,145	\$209,163
2021	\$170,148	\$20,000	\$190,148	\$190,148
2020	\$156,342	\$20,000	\$176,342	\$176,342

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.