



Address: [6207 MINUTEMAN LN](#)
City: ARLINGTON
Georeference: 7789-5-4
Subdivision: COLONIAL ESTATES
Neighborhood Code: 1S0201

Latitude: 32.6441002863
Longitude: -97.1104703945
TAD Map: 2114-352
MAPSCO: TAR-111A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLONIAL ESTATES Block 5
Lot 4

Jurisdictions:

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

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$280,449

Protest Deadline Date: 5/24/2024

Site Number: 05148464

Site Name: COLONIAL ESTATES-5-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,544

Percent Complete: 100%

Land Sqft^{*}: 7,034

Land Acres^{*}: 0.1614

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:

LEANA JAMIN NUNEZ
NUNEZ TERESA MARIE

Primary Owner Address:

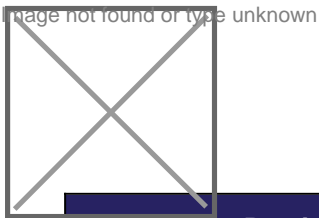
2412 LIDO LN
ARLINGTON, TX 76015

Deed Date: 4/7/2021

Deed Volume:

Deed Page:

Instrument: [D221098640](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPIWAK KEVIN A	3/27/1996	00123160000876	0012316	0000876
MASSENGILL GLEN E JR;MASSENGILL S L	5/26/1989	00096090001680	0009609	0001680
HOOKEE BARNES HOMES	6/30/1987	00089990000470	0008999	0000470
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	\$217,143	\$63,306	\$280,449	\$280,449
2024	\$217,143	\$63,306	\$280,449	\$274,188
2023	\$249,475	\$20,000	\$269,475	\$249,262
2022	\$206,602	\$20,000	\$226,602	\$226,602
2021	\$182,800	\$20,000	\$202,800	\$196,611
2020	\$167,855	\$20,000	\$187,855	\$178,737

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.