



Address: [6243 SETTLEMENT DR](#)
City: ARLINGTON
Georeference: 42183H-2-17
Subdivision: TIMBER RUN ESTATES ADDITION
Neighborhood Code: 1L120C

Latitude: 32.6428830217
Longitude: -97.1773815761
TAD Map: 2096-352
MAPSCO: TAR-109E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMBER RUN ESTATES
ADDITION Block 2 Lot 17 50% UNDIVIDED
INTEREST

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KENNEDALE ISD (914)

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$152,754

Protest Deadline Date: 5/24/2024

Site Number: 05446910

Site Name: TIMBER RUN ESTATES ADDITION-2-17

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 1,692

Percent Complete: 100%

Land Sqft^{*}: 7,159

Land Acres^{*}: 0.1643

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:

SANDOVAL ROSA Y

Primary Owner Address:

6243 SETTLEMENT DR
ARLINGTON, TX 76001-7616

Deed Date: 7/31/2014

Deed Volume:

Deed Page:

Instrument: OWREQ05446910

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDOVAL CHRISTINE Y;SANDOVAL ROSA Y	6/8/2000	00143850000438	0014385	0000438
ALLEN DONNA	6/5/2000	00143850000436	0014385	0000436
KULA AMOS INC	5/27/1994	00143850000437	0014385	0000437
WALLACE JAMES K	3/29/1989	00095560002163	0009556	0002163
HOOVER/BARNES HOMES	6/5/1987	00089700001854	0008970	0001854
MERIDIAN SAVINGS ASSN	8/22/1984	00079290000265	0007929	0000265
BUD FOREMAN INC	1/1/1984	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	\$124,674	\$28,080	\$152,754	\$152,754
2024	\$124,674	\$28,080	\$152,754	\$140,247
2023	\$122,340	\$20,000	\$142,340	\$127,497
2022	\$97,292	\$20,000	\$117,292	\$115,906
2021	\$85,369	\$20,000	\$105,369	\$105,369
2020	\$86,036	\$20,000	\$106,036	\$99,668

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.