



**Address:** [6245 SETTLEMENT DR](#)  
**City:** ARLINGTON  
**Georeference:** 42183H-2-18  
**Subdivision:** TIMBER RUN ESTATES ADDITION  
**Neighborhood Code:** 1L120C

**Latitude:** 32.6426821085  
**Longitude:** -97.1773858153  
**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 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1988

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$324,192

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05446929  
**Site Name:** TIMBER RUN ESTATES ADDITION-2-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,769  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,335  
**Land Acres<sup>\*</sup>:** 0.1683  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

NOTES ON DEMAND LLC

**Primary Owner Address:**

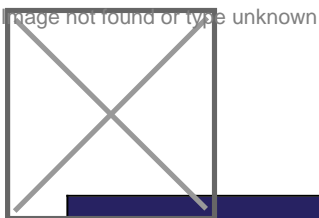
7101 BRYANT IRVIN RD STE 33073  
FORT WORTH, TX 76132

**Deed Date:** 8/26/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224154997](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GADSON LUCINDA	12/23/2013	<a href="#">D213322202</a>	0000000	0000000
GRUBB LYNN;GRUBB MICHAEL E	4/29/2009	<a href="#">D209117502</a>	0000000	0000000
WELLS FARGO BANK NA	11/4/2008	<a href="#">D208433123</a>	0000000	0000000
BAKER JAMES	10/5/2004	<a href="#">D204322843</a>	0000000	0000000
BURLESON KARLA L;BURLESON RONALD	6/28/1989	00096360002140	0009636	0002140
HOOKE/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 <sup>+</sup>
2025	\$267,857	\$56,335	\$324,192	\$324,192
2024	\$267,857	\$56,335	\$324,192	\$289,462
2023	\$262,845	\$40,000	\$302,845	\$241,218
2022	\$196,343	\$40,000	\$236,343	\$219,289
2021	\$183,408	\$40,000	\$223,408	\$199,354
2020	\$184,841	\$40,000	\$224,841	\$181,231

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

There are no exemptions for this property

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.