



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⁺⁺⁺: 1,769
Percent Complete: 100%
Land Sqft^{*}: 7,335
Land Acres^{*}: 0.1683
Pool: N

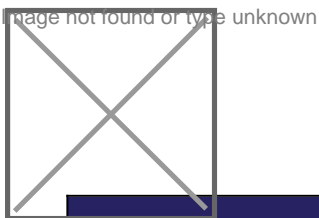
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
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	D213322202	0000000	0000000
GRUBB LYNN;GRUBB MICHAEL E	4/29/2009	D209117502	0000000	0000000
WELLS FARGO BANK NA	11/4/2008	D208433123	0000000	0000000
BAKER JAMES	10/5/2004	D204322843	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 ⁺
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.