



**Address:** [6518 ELECTRA DR](#)  
**City:** ARLINGTON  
**Georeference:** 37925-1-18  
**Subdivision:** SEVILLE HILLS SUBDIVISION  
**Neighborhood Code:** 1M020R

**Latitude:** 32.6394357493  
**Longitude:** -97.1278750741  
**TAD Map:** 2114-352  
**MAPSCO:** TAR-110G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SEVILLE HILLS SUBDIVISION  
Block 1 Lot 18

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1987

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05517672

**Site Name:** SEVILLE HILLS SUBDIVISION-1-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,088

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,914

**Land Acres<sup>\*</sup>:** 0.1357

**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:**

BEARD FRITZLYN

BEARD MICHAEL

**Primary Owner Address:**

6518 ELECTRA DR  
ARLINGTON, TX 76001

**Deed Date:** 7/7/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223121170](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RENWICK PAUL	9/26/2012	<a href="#">D212242793</a>	0000000	0000000
CYKANA MICHAEL J;CYKANA WENDY TR	6/20/2011	<a href="#">D211151998</a>	0000000	0000000
CYKANA MICHAEL J;CYKANA WENDY	7/31/1987	00090300000354	0009030	0000354
BERKSHIRE DALLAS INC	4/27/1987	00089380001585	0008938	0001585
FORMBY HOMES INC	10/12/1985	00083380000520	0008338	0000520
FORMBY HOMES INC	10/1/1985	00083380000520	0008338	0000520
SEVILLE REALTY	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	\$315,000	\$45,000	\$360,000	\$360,000
2024	\$315,000	\$45,000	\$360,000	\$360,000
2023	\$306,494	\$45,000	\$351,494	\$351,494
2022	\$300,473	\$35,000	\$335,473	\$335,473
2021	\$219,156	\$35,000	\$254,156	\$254,156
2020	\$165,000	\$35,000	\$200,000	\$200,000

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.