



**Address:** [6517 TOPAZ DR](#)  
**City:** ARLINGTON  
**Georeference:** 37925-6-2  
**Subdivision:** SEVILLE HILLS SUBDIVISION  
**Neighborhood Code:** 1M020R

**Latitude:** 32.6390510105  
**Longitude:** -97.1241635566  
**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 6 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05520118

**Site Name:** SEVILLE HILLS SUBDIVISION-6-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,433

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,018

**Land Acres<sup>\*</sup>:** 0.1381

**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:**

BENITEZ MIGUEL

**Primary Owner Address:**

6517 TOPAZ DR  
ARLINGTON, TX 76001-7462

**Deed Date:** 1/9/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207015821](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHE BANK NATIONAL TR CO	8/1/2006	<a href="#">D206243248</a>	0000000	0000000
ANSONG-GYENI SAMUEL	7/25/1997	00128530000149	0012853	0000149
TYNER GEORGE D	8/8/1995	00120620000446	0012062	0000446
GINN ANN R;GINN ROBERT H	3/18/1992	00105720000286	0010572	0000286
STREIFF DARLEEN;STREIFF TERRY	2/17/1986	00084600000260	0008460	0000260
T M MCKINNEY CORP	12/6/1985	00083910001450	0008391	0001450
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	\$202,877	\$45,000	\$247,877	\$247,877
2024	\$202,877	\$45,000	\$247,877	\$247,877
2023	\$238,196	\$45,000	\$283,196	\$234,744
2022	\$199,679	\$35,000	\$234,679	\$213,404
2021	\$163,140	\$35,000	\$198,140	\$194,004
2020	\$148,534	\$35,000	\$183,534	\$176,367

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.