



Address: [6404 FAIRLANE DR](#)
City: ARLINGTON
Georeference: 37925-12-36
Subdivision: SEVILLE HILLS SUBDIVISION
Neighborhood Code: 1M020R

Latitude: 32.6414136938
Longitude: -97.1246006411
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 12 Lot 36

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 05523311

Site Name: SEVILLE HILLS SUBDIVISION-12-36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,460

Percent Complete: 100%

Land Sqft^{*}: 10,002

Land Acres^{*}: 0.2296

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:

KUZELKA RICHARD T ETAL

Primary Owner Address:

6404 FAIRLANE DR
ARLINGTON, TX 76001-7406

Deed Date: 7/11/1990

Deed Volume: 0009993

Deed Page: 0000199

Instrument: 00099930000199

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|-----------|----------------|-------------|-----------|
| SECRETARY OF HUD | 11/1/1989 | 00097560002024 | 0009756 | 0002024 |
| GOVERNMENT NATIONAL MTG ASSN | 10/3/1989 | 00097200000464 | 0009720 | 0000464 |
| BAIN ANN S;BAIN E LEE | 4/19/1985 | 00081560001852 | 0008156 | 0001852 |
| T M MCKINNEY CORP | 1/16/1985 | 00080610000722 | 0008061 | 0000722 |
| 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$155,893 | \$45,000 | \$200,893 | \$200,893 |
| 2024 | \$180,000 | \$45,000 | \$225,000 | \$225,000 |
| 2023 | \$241,109 | \$45,000 | \$286,109 | \$242,239 |
| 2022 | \$202,153 | \$35,000 | \$237,153 | \$220,217 |
| 2021 | \$165,197 | \$35,000 | \$200,197 | \$200,197 |
| 2020 | \$150,425 | \$35,000 | \$185,425 | \$182,563 |

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.