



**Address:** [6306 MERCEDES DR](#)  
**City:** ARLINGTON  
**Georeference:** 37925-13-29  
**Subdivision:** SEVILLE HILLS SUBDIVISION  
**Neighborhood Code:** 1M020R

**Latitude:** 32.6424925902  
**Longitude:** -97.1254146922  
**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 13 Lot 29

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$215,000

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

**Site Number:** 05523931

**Site Name:** SEVILLE HILLS SUBDIVISION-13-29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,288

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,962

**Land Acres<sup>\*</sup>:** 0.1368

**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:**

WAYSTAR HOLDINGS LLC

**Primary Owner Address:**

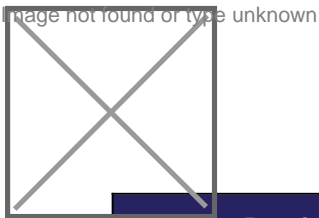
1900 EX ETER RD #210  
GERMANTOWN, TN 38138

**Deed Date:** 1/28/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225014788](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REI NATION LLC	8/12/2024	<a href="#">D224145869</a>		
STENCIL ADRIENNE	1/31/1989	00095150000911	0009515	0000911
SECRETARY OF HUD	7/6/1988	00093410001765	0009341	0001765
COMMONWEALTH MORTGAGE CO	7/5/1988	00093230000236	0009323	0000236
RONASIAN MAHIN	8/29/1985	00082930000165	0008293	0000165
AMAN ABDY;AMAN MAHIN	2/21/1985	00080980001170	0008098	0001170
T M MCKINNEY CORP	10/25/1984	00079940000109	0007994	0000109
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	\$170,000	\$45,000	\$215,000	\$215,000
2024	\$170,000	\$45,000	\$215,000	\$215,000
2023	\$196,000	\$45,000	\$241,000	\$241,000
2022	\$137,193	\$35,000	\$172,193	\$172,193
2021	\$137,193	\$35,000	\$172,193	\$172,193
2020	\$137,193	\$35,000	\$172,193	\$172,193

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.