



Address: [6204 LOTUS DR](#)
City: ARLINGTON
Georeference: 37925-15-20
Subdivision: SEVILLE HILLS SUBDIVISION
Neighborhood Code: 1M020R

Latitude: 32.6439814509
Longitude: -97.1270135009
TAD Map: 2114-352
MAPSCO: TAR-110C



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 15 Lot 20

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: 05525233

Site Name: SEVILLE HILLS SUBDIVISION-15-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,456

Percent Complete: 100%

Land Sqft^{*}: 6,056

Land Acres^{*}: 0.1390

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:

NGUYEN ANDY NGOC

NGUYEN LEEANNE T

Primary Owner Address:

6204 LOTUS DR
ARLINGTON, TX 76001-7408

Deed Date: 4/16/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213233668](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DUC NGOC;NGUYEN TINH NGOC	10/27/1999	00140750000481	0014075	0000481
ALLAHVERDI MOSTAFA;ALLAHVERDI T	5/5/1986	00085350000287	0008535	0000287
E C W BUILDERS INC	2/21/1985	00080980001368	0008098	0001368
SEVILLE REALTY	1/1/1984	0000000000000000	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	\$205,055	\$45,000	\$250,055	\$250,055
2024	\$205,055	\$45,000	\$250,055	\$250,055
2023	\$240,718	\$45,000	\$285,718	\$241,922
2022	\$201,828	\$35,000	\$236,828	\$219,929
2021	\$164,935	\$35,000	\$199,935	\$199,935
2020	\$150,188	\$35,000	\$185,188	\$182,333

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.