



**Address:** [6308 AVANTI DR](#)  
**City:** ARLINGTON  
**Georeference:** 37925-16-5  
**Subdivision:** SEVILLE HILLS SUBDIVISION  
**Neighborhood Code:** 1M020R

**Latitude:** 32.6423407281  
**Longitude:** -97.1278558149  
**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 16 Lot 5

**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:** 05525551

**Site Name:** SEVILLE HILLS SUBDIVISION-16-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,441

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,036

**Land Acres<sup>\*</sup>:** 0.1385

**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:**

CHEATHEN RAESHAUN E

**Primary Owner Address:**

6308 AVANTI DR  
ARLINGTON, TX 76001

**Deed Date:** 12/18/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216003037](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN JAMES H	3/20/1990	00098860000945	0009886	0000945
SECRETARY OF HUD	10/4/1989	00098020001828	0009802	0001828
MORTGAGE & TRUST & VET LND BD	10/3/1989	00097200000403	0009720	0000403
ANDERSON ERMA	6/1/1988	00092870000476	0009287	0000476
STARKEY GREGORY;STARKEY VICTORY	10/11/1985	00083080001746	0008308	0001746
E C W BLDRS INC	4/25/1985	00081610001950	0008161	0001950
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	\$234,566	\$45,000	\$279,566	\$279,566
2024	\$234,566	\$45,000	\$279,566	\$279,566
2023	\$274,472	\$45,000	\$319,472	\$268,519
2022	\$229,419	\$35,000	\$264,419	\$244,108
2021	\$186,916	\$35,000	\$221,916	\$221,916
2020	\$182,961	\$35,000	\$217,961	\$202,541

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.