



Address: [6202 AVANTI DR](#)
City: ARLINGTON
Georeference: 37925-16-18
Subdivision: SEVILLE HILLS SUBDIVISION
Neighborhood Code: 1M020R

Latitude: 32.6445358085
Longitude: -97.1278398181
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 16 Lot 18

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: 05525918

Site Name: SEVILLE HILLS SUBDIVISION-16-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,132

Percent Complete: 100%

Land Sqft^{*}: 6,529

Land Acres^{*}: 0.1498

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:

SAMUELS DERRICK
SAMUELS ENGLAND

Primary Owner Address:

2618 MORGAN ANN AVE
MANSFIELD, TX 76063-3728

Deed Date: 6/5/2003

Deed Volume: 0016828

Deed Page: 0000320

Instrument: 00168280000320

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PALMER CONNIE D;PALMER DELANO	11/29/2000	00146440000589	0014644	0000589
SCHMUCK BARBARA;SCHMUCK THOMAS	12/18/1986	00087840000815	0008784	0000815
KACZKOWSKI DEBRA;KACZKOWSKI DONALD	5/28/1986	00085630000083	0008563	0000083
WRIGHT CUSTOM HOMES	2/6/1986	00084480000460	0008448	0000460
FIRST CITY BANK CENTRAL ARL NA	2/5/1986	00084480000458	0008448	0000458
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	\$180,883	\$45,000	\$225,883	\$225,883
2024	\$180,883	\$45,000	\$225,883	\$225,883
2023	\$211,344	\$45,000	\$256,344	\$256,344
2022	\$178,230	\$35,000	\$213,230	\$213,230
2021	\$146,818	\$35,000	\$181,818	\$181,818
2020	\$134,292	\$35,000	\$169,292	\$169,292

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.