



**Address:** [6012 MAPLE LEAF DR](#)  
**City:** ARLINGTON  
**Georeference:** 16195-10-21  
**Subdivision:** GREEN LEAF ADDITION  
**Neighborhood Code:** 1M020P

**Latitude:** 32.6477178848  
**Longitude:** -97.1230456221  
**TAD Map:** 2114-356  
**MAPSCO:** TAR-110C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** GREEN LEAF ADDITION Block  
10 Lot 21

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1992

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05601924

**Site Name:** GREEN LEAF ADDITION-10-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,898

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,938

**Land Acres<sup>\*</sup>:** 0.1592

**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:**

CFF HOME SOLUTIONS LLC  
WINN LEVIATHAN

**Primary Owner Address:**

800 W AIRPORT FWY # 1100  
IRVING, TX 75062

**Deed Date:** 5/31/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222149104](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROACH JOSH	5/31/2022	<a href="#">D222142023</a>		
MONCIVALLES CONS;MONCIVALLES EDUARDO	6/12/1992	00106750001816	0010675	0001816
BOB MURRAY CUSTOM HOMES INC	12/19/1990	00101310000322	0010131	0000322
BRAEWOOD DEVELOPMENT CORP	6/4/1985	00082010001460	0008201	0001460
SKINNER PROPERTIES INC	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	\$295,506	\$45,000	\$340,506	\$340,506
2024	\$295,506	\$45,000	\$340,506	\$340,506
2023	\$284,105	\$45,000	\$329,105	\$329,105
2022	\$218,985	\$35,000	\$253,985	\$253,985
2021	\$213,397	\$35,000	\$248,397	\$232,091
2020	\$199,136	\$35,000	\$234,136	\$210,992

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.