



Address: [6318 BROOKBRIAR CT](#)
City: ARLINGTON
Georeference: 3825-7-33
Subdivision: BROOKMEADOW ADDITION
Neighborhood Code: 1S020G

Latitude: 32.6435296661
Longitude: -97.0860560934
TAD Map: 2126-352
MAPSCO: TAR-111H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROOKMEADOW ADDITION
Block 7 Lot 33 PER PLAT 388-187-18

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1991

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$253,124

Protest Deadline Date: 5/24/2024

Site Number: 05780438

Site Name: BROOKMEADOW ADDITION-7-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,228

Percent Complete: 100%

Land Sqft^{*}: 7,101

Land Acres^{*}: 0.1630

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:

OCHOA NICHOLAS

Primary Owner Address:

6318 BROOKBRIAR CT
ARLINGTON, TX 76018

Deed Date: 6/5/2017

Deed Volume:

Deed Page:

Instrument: [D217127514](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRICHITHAVONG MIKE	8/23/2000	00145210000020	0014521	0000020
LYNCH DORALEE	9/20/1991	00104020002126	0010402	0002126
CHOICE HOMES INC	7/26/1991	00103410000371	0010341	0000371
SUNBELT SAVINGS FSB	5/1/1990	00099120002212	0009912	0002212
SHELTON ASSOC & BARRESI CO	1/1/1985	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	\$170,091	\$63,909	\$234,000	\$228,400
2024	\$189,215	\$63,909	\$253,124	\$207,636
2023	\$201,185	\$40,000	\$241,185	\$188,760
2022	\$178,490	\$40,000	\$218,490	\$171,600
2021	\$116,000	\$40,000	\$156,000	\$156,000
2020	\$116,000	\$40,000	\$156,000	\$156,000

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.