



**Address:** [6609 W LYNN CREEK DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-13-13  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6373382145  
**Longitude:** -97.1258510626  
**TAD Map:** 2114-352  
**MAPSCO:** TAR-110G



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

## PROPERTY DATA

**Legal Description:** EDEN ROAD ESTATES Block 13  
Lot 13

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 05922909

**Site Name:** EDEN ROAD ESTATES-13-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,617

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,199

**Land Acres<sup>\*</sup>:** 0.1423

**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:**

SADARANGANEY NEIL  
SADARANGANEY MUNISHA

**Primary Owner Address:**

8202 CLOVER GARDENS  
HOUSTON, TX 77095

**Deed Date:** 11/21/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208448483](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HSBC BANK USA	11/21/2008	<a href="#">D208448482</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	11/6/2007	<a href="#">D207460679</a>	0000000	0000000
USMAN NASIRU	11/15/2004	<a href="#">D204361209</a>	0000000	0000000
UGHULU KINGSLEY	12/13/2002	00164840000181	0016484	0000181
MOORE GRETA;MOORE KENDRIX	11/28/1994	00118120000823	0011812	0000823
A-VENTURE HOMES	12/16/1992	00108920000642	0010892	0000642
S & M BUILDING CORP INC	11/13/1990	00101050000543	0010105	0000543
TEXAS AMERICAN BRIDGE BANK	9/12/1989	00097010001412	0009701	0001412
B C C PROPERTIES	7/31/1987	00090240000909	0009024	0000909
HOTT & PORTER INC	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 <sup>+</sup>
2025	\$212,236	\$45,000	\$257,236	\$257,236
2024	\$222,954	\$45,000	\$267,954	\$267,954
2023	\$231,928	\$45,000	\$276,928	\$276,928
2022	\$184,766	\$35,000	\$219,766	\$219,766
2021	\$179,695	\$35,000	\$214,695	\$214,695
2020	\$161,170	\$35,000	\$196,170	\$196,170

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

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## Tarrant Appraisal District Property Information | PDF

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.