



**Address:** [6611 W LYNN CREEK DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-13-14  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.637167141  
**Longitude:** -97.1258540018  
**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 14

**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:** VANGUARD PROPERTY TAX APPEALS (12005)

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

**Site Number:** 05922917

**Site Name:** EDEN ROAD ESTATES-13-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,976

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,200

**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:**

NAGAI MASAO

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 2/24/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222057489](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	8/30/2021	<a href="#">D221260565</a>		
TATLOCK WILLIAM LINDER	5/6/2021	<a href="#">D221225025</a>		
TATLOCK CYNTHIA;TATLOCK WILLIAM	8/13/1997	00128740000364	0012874	0000364
SEILER KAREN;SEILER MICHAEL W	7/16/1992	00107080000656	0010708	0000656
A-VENTURE HOMES	7/15/1992	00107080000642	0010708	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	\$273,000	\$45,000	\$318,000	\$318,000
2024	\$273,000	\$45,000	\$318,000	\$318,000
2023	\$282,877	\$45,000	\$327,877	\$327,877
2022	\$218,000	\$35,000	\$253,000	\$253,000
2021	\$203,893	\$35,000	\$238,893	\$218,625
2020	\$163,750	\$35,000	\$198,750	\$198,750

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.