



Address: [6410 CREEKBEND CT](#)
City: ARLINGTON
Georeference: 47443-8-18
Subdivision: WOODBINE ADDITION
Neighborhood Code: 1L120Q

Latitude: 32.6407726826
Longitude: -97.1523060067
TAD Map: 2102-352
MAPSCO: TAR-109H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODBINE ADDITION Block 8
Lot 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: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06067565

Site Name: WOODBINE ADDITION-8-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,099

Percent Complete: 100%

Land Sqft^{*}: 8,279

Land Acres^{*}: 0.1900

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

NICOLAS CHRISTIAN A
NICOLAS TAMMIE L

Primary Owner Address:

6410 CREEKBEND CT
ARLINGTON, TX 76001

Deed Date: 1/1/2021

Deed Volume:

Deed Page:

Instrument: [D221355337](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRECOUR DEBORAH LYNN;PRECOUR JOHN DONALD	4/28/2017	D217097689		
WADE DONIA R;WADE KELLY L	2/20/2001	00147410000472	0014741	0000472
SOUTHEAST INVESTMENTS INC	2/14/1997	00126830000834	0012683	0000834
MEADOW CREEK DEVELOPMENT CORP	2/19/1986	00084600000816	0008460	0000816
STECO CUSTOM HOME BUILDERS	1/1/1986	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	\$337,166	\$75,000	\$412,166	\$412,166
2024	\$337,166	\$75,000	\$412,166	\$412,166
2023	\$367,758	\$55,000	\$422,758	\$383,467
2022	\$293,606	\$55,000	\$348,606	\$348,606
2021	\$253,793	\$55,000	\$308,793	\$308,793
2020	\$221,669	\$55,000	\$276,669	\$276,669

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.