



**Address:** [6905 THORNBIRD LN](#)  
**City:** ARLINGTON  
**Georeference:** 47923-1-17  
**Subdivision:** WYNDHAM PLACE ESTATES ADDITION  
**Neighborhood Code:** 1M010J

**Latitude:** 32.6323863561  
**Longitude:** -97.1615300743  
**TAD Map:** 2102-348  
**MAPSCO:** TAR-109L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WYNDHAM PLACE ESTATES  
ADDITION Block 1 Lot 17

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06124038

**Site Name:** WYNDHAM PLACE ESTATES ADDITION-1-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,476

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,886

**Land Acres<sup>\*</sup>:** 0.2040

**Pool:** Y

<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:**

HEUTZENROEDER TIMOTHY JAMES  
HEUTZENROEDER AMY MARIE

**Primary Owner Address:**

6905 THORNBIRD LN  
ARLINGTON, TX 76001

**Deed Date:** 4/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221113063](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ERNENWEIN JOANNE S;ERNENWEIN MICHAEL A	8/30/2018	<a href="#">D218194479</a>		
HAAGEN CHRISTOPHER	5/4/2016	<a href="#">D216118116</a>		
HAAGEN CHRISTOPHER;HAAGEN LISA MARIE	7/31/2014	<a href="#">D214164605</a>		
POTUCEK ANN;POTUCEK JOSEPH III	10/6/2006	<a href="#">D206320991</a>	0000000	0000000
LUNDT DONALD	7/22/2006	<a href="#">D206320989</a>	0000000	0000000
LUNDT BARBARA A;LUNDT DONALD I	8/3/2004	<a href="#">D204247405</a>	0000000	0000000
MIDDLETON CAROL;MIDDLETON ERIC	7/31/1992	00107270001854	0010727	0001854
HUNTER MICHAEL	7/30/1992	00107270001843	0010727	0001843
FIRST AMERICAN SAVINGS BANC	4/16/1992	00106080001551	0010608	0001551
NCNB TEXAS NATIONAL BANK	5/2/1989	00095870001072	0009587	0001072
ROSS-MCCLAIN INC	10/7/1986	000870900000085	0008709	0000085
POWERS CONST CO INC	1/1/1986	000000000000000	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	\$383,071	\$71,400	\$454,471	\$454,471
2024	\$383,071	\$71,400	\$454,471	\$454,471
2023	\$360,219	\$71,400	\$431,619	\$431,619
2022	\$309,235	\$61,200	\$370,435	\$370,435
2021	\$251,429	\$50,000	\$301,429	\$301,429
2020	\$253,169	\$50,000	\$303,169	\$303,169

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

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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.