



**Address:** [6708 FLAMEWOOD DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-4-26  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6366697015  
**Longitude:** -97.1278941085  
**TAD Map:** 2114-352  
**MAPSCO:** TAR-110G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDEN ROAD ESTATES Block 4  
Lot 26

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$353,649

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

**Site Number:** 06168310

**Site Name:** EDEN ROAD ESTATES-4-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,026

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

TOWNSEND RACHEL

**Primary Owner Address:**

6708 FLAMEWOOD DR  
ARLINGTON, TX 76001

**Deed Date:** 5/25/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217119026](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPPS AMANDA;CAPPS JONATHAN	12/30/2014	<a href="#">D214281849</a>		
NEVAREZ ARMANDO	3/23/2007	<a href="#">D207138630</a>	0000000	0000000
FARAH IMAD R	9/19/2002	00160440000216	0016044	0000216
MCSPEDDEN RANDY HOWARD	12/29/1997	00130570000396	0013057	0000396
MCSPEDDEN CHRISTINE;MCSPEDDEN RANDY	11/28/1994	00118450001254	0011845	0001254
LEGACY HOMES LTD	8/25/1994	00117080001183	0011708	0001183
EDEN ROAD JV	3/4/1993	00109910002348	0010991	0002348
PATTERSON MICHAEL H	7/25/1992	00107190001563	0010719	0001563
GRAY-SON LAND INC	7/24/1992	00107180002242	0010718	0002242
FDIC	11/5/1991	00104350000500	0010435	0000500
HOTT & PORTER INC	1/1/1987	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	\$308,649	\$45,000	\$353,649	\$353,649
2024	\$308,649	\$45,000	\$353,649	\$341,075
2023	\$312,918	\$45,000	\$357,918	\$310,068
2022	\$246,880	\$35,000	\$281,880	\$281,880
2021	\$227,379	\$35,000	\$262,379	\$262,379
2020	\$203,649	\$35,000	\$238,649	\$238,649

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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- 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.