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**Address:** [6714 VALLEY BRANCH DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-8-20  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6362394686  
**Longitude:** -97.1271477626  
**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 8  
Lot 20

**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:** \$284,787

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

**Site Number:** 06170331

**Site Name:** EDEN ROAD ESTATES-8-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,402

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,400

**Land Acres<sup>\*</sup>:** 0.1469

**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:**

NGO BAO NHAT  
THI KIM CHI

**Primary Owner Address:**

6714 VALLEY BRANCH DR  
ARLINGTON, TX 76001

**Deed Date:** 8/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219182772](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVID HILARY A	3/22/2012	<a href="#">D212085668</a>	0000000	0000000
DAVID HILARY A;DAVID RAINA	6/17/2005	<a href="#">D205176263</a>	0000000	0000000
SECRETARY OF HUD	2/18/2005	<a href="#">D205062250</a>	0000000	0000000
WELLS FARGO BANK N A	2/1/2005	<a href="#">D205037038</a>	0000000	0000000
CROSSON CURTIS;CROSSON MICHELLE	7/25/2002	00158710000052	0015871	0000052
SMITHEE ANDREA L	7/30/1999	00139430000148	0013943	0000148
EDGAR BRYAN M;EDGAR LAURIE K	7/21/1994	00116740001927	0011674	0001927
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	\$239,787	\$45,000	\$284,787	\$284,787
2024	\$239,787	\$45,000	\$284,787	\$273,932
2023	\$242,447	\$45,000	\$287,447	\$249,029
2022	\$191,390	\$35,000	\$226,390	\$226,390
2021	\$176,061	\$35,000	\$211,061	\$211,013
2020	\$156,830	\$35,000	\$191,830	\$191,830

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.