



Address: [6706 VALLEY BRANCH DR](#)
City: ARLINGTON
Georeference: 10895-8-23
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6368055494
Longitude: -97.1270059016
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 23

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: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/24/2024

Site Number: 06170382

Site Name: EDEN ROAD ESTATES-8-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,639

Percent Complete: 100%

Land Sqft^{*}: 10,114

Land Acres^{*}: 0.2321

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:

GUO ZHENJING

GUO FANRUI MENG

Primary Owner Address:

2017 RUMSON DR
ARLINGTON, TX 76006-4608

Deed Date: 11/17/2011

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D211280499](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	1/12/2011	D211101267	0000000	0000000
CITIMORTGAGE INC	1/4/2011	D211009609	0000000	0000000
VACA PEDRO;VACA REBECCA AARON	4/28/2006	D206131702	0000000	0000000
QUIROGA VICTOR M	3/8/2001	00147690000228	0014769	0000228
THOMPSON JAY H;THOMPSON SHERRY L	3/8/1994	00114940001275	0011494	0001275
CHOICE HOMES-TEXAS INC	12/20/1993	00113850000571	0011385	0000571
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 ⁺
2025	\$187,200	\$45,000	\$232,200	\$232,200
2024	\$220,200	\$45,000	\$265,200	\$265,200
2023	\$254,490	\$45,000	\$299,490	\$299,490
2022	\$218,493	\$35,000	\$253,493	\$253,493
2021	\$183,479	\$35,000	\$218,479	\$218,479
2020	\$183,479	\$35,000	\$218,479	\$218,479

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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Tarrant Appraisal District Property Information | PDF

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.