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**Address:** [6112 WOODED EDGE CT](#)  
**City:** ARLINGTON  
**Georeference:** 10975-3-23  
**Subdivision:** EDGEWOOD ADDITION-ARLINGTON  
**Neighborhood Code:** 1M100C

**Latitude:** 32.6457742126  
**Longitude:** -97.1429554277  
**TAD Map:** 2108-356  
**MAPSCO:** TAR-110A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDGEWOOD ADDITION-ARLINGTON Block 3 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:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$547,182

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

**Site Number:** 06225187

**Site Name:** EDGEWOOD ADDITION-ARLINGTON-3-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,399

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,712

**Land Acres<sup>\*</sup>:** 0.3606

**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:**

FRANKS JOANNE  
FRANKS MATTHEW

**Primary Owner Address:**

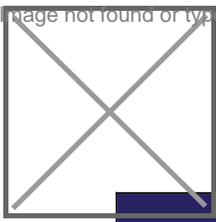
6112 WOODED EDGE CT  
ARLINGTON, TX 76001

**Deed Date:** 4/12/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217083445](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROYAL FAMILY LIVING HOMES LLC	2/7/2017	<a href="#">D217031635</a>		
MUKHI NISREEN	1/7/2015	<a href="#">D215004151</a>		
PRATER ERICA B;PRATER ZANE D	1/9/2009	<a href="#">D209009256</a>	0000000	0000000
QAZI MOHAMMAD	5/11/2004	<a href="#">D204153556</a>	0000000	0000000
POLY-WEBB	9/8/1993	00112600001010	0011260	0001010
EDGEWOOD ADDITION CORP	9/12/1988	00096150001154	0009615	0001154
PHILLIPS DAN L	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	\$508,932	\$38,250	\$547,182	\$546,535
2024	\$508,932	\$38,250	\$547,182	\$496,850
2023	\$443,905	\$38,250	\$482,155	\$451,682
2022	\$409,959	\$38,250	\$448,209	\$410,620
2021	\$378,363	\$38,250	\$416,613	\$373,291
2020	\$301,105	\$38,250	\$339,355	\$339,355

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.