



**Address:** [6402 NICOLE WAY](#)  
**City:** ARLINGTON  
**Georeference:** 7847-3-30  
**Subdivision:** COLSON ESTATES ADDITION  
**Neighborhood Code:** 1S020X

**Latitude:** 32.6430760675  
**Longitude:** -97.1010215133  
**TAD Map:** 2120-352  
**MAPSCO:** TAR-111F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COLSON ESTATES ADDITION  
Block 3 Lot 30

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$355,463

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

**Site Number:** 06637655

**Site Name:** COLSON ESTATES ADDITION-3-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,916

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**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:**

MENDOZA OMAR  
MENDOZA MARIA

**Primary Owner Address:**

6402 NICOLE WAY  
ARLINGTON, TX 76002-2985

**Deed Date:** 6/22/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204200710](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PLEDGED PROPERTY II LLC	9/2/2003	<a href="#">D203332158</a>	0017162	0000288
PATEL VISHAL T	4/28/1999	00137960000074	0013796	0000074
HATCHER JAMES JR;HATCHER JEANNE	4/18/1996	00123430001774	0012343	0001774
HISTORY MAKER INC	4/11/1994	00115720002018	0011572	0002018
MITCHELL B N	1/1/1993	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	\$288,818	\$66,645	\$355,463	\$310,991
2024	\$288,818	\$66,645	\$355,463	\$282,719
2023	\$310,168	\$40,000	\$350,168	\$257,017
2022	\$241,677	\$40,000	\$281,677	\$233,652
2021	\$205,671	\$40,000	\$245,671	\$212,411
2020	\$180,413	\$40,000	\$220,413	\$193,101

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.