



**Address:** [6507 NICOLE WAY](#)  
**City:** ARLINGTON  
**Georeference:** 7847-4-17  
**Subdivision:** COLSON ESTATES ADDITION  
**Neighborhood Code:** 1S020X

**Latitude:** 32.6404513564  
**Longitude:** -97.1005958482  
**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 4 Lot 17

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00672F)

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

**Site Number:** 06637841

**Site Name:** COLSON ESTATES ADDITION-4-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,166

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,909

**Land Acres<sup>\*</sup>:** 0.2045

**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:**

2018-4 IH BORROWER LP

**Primary Owner Address:**

5420 LYNDON B JOHNSON FRWY STE 600  
DALLAS, TX 75240

**Deed Date:** 11/7/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218260696](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH 2016-1 BORROWER LLC	6/7/2016	<a href="#">D216123348</a>		
COLFIN AH-TEXAS 4 LLC	9/5/2014	<a href="#">D214200792</a>		
QUIMBY AMY;QUIMBY KEVIN	2/14/2008	<a href="#">D208055186</a>	0000000	0000000
KNOX VALERIE	11/16/2007	<a href="#">D207450881</a>	0000000	0000000
KNOX KENNETH K;KNOX VALERIE	6/14/2002	00157580000371	0015758	0000371
TRACY LILLIAN M	9/21/1994	00117500002078	0011750	0002078
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	\$283,981	\$80,181	\$364,162	\$364,162
2024	\$283,981	\$80,181	\$364,162	\$364,162
2023	\$301,419	\$40,000	\$341,419	\$341,419
2022	\$150,560	\$40,000	\$190,560	\$190,560
2021	\$150,560	\$40,000	\$190,560	\$190,560
2020	\$146,558	\$40,000	\$186,558	\$186,558

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

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.