



**Address:** [6109 TIDEWATER DR](#)  
**City:** ARLINGTON  
**Georeference:** 7794-3-1  
**Subdivision:** COLONIAL GREENS SOUTH ADDITION  
**Neighborhood Code:** 1S020S

**Latitude:** 32.6462657291  
**Longitude:** -97.1014213867  
**TAD Map:** 2120-356  
**MAPSCO:** TAR-111B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COLONIAL GREENS SOUTH  
ADDITION Block 3 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 06648797

**Site Name:** COLONIAL GREENS SOUTH ADDITION-3-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,441

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,131

**Land Acres<sup>\*</sup>:** 0.1637

**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:**

VU VIET NGUYEN AND KIMBERLY T NGUYEN LIVING TRUST

**Primary Owner Address:**

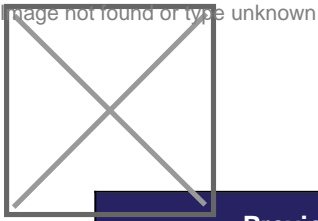
7235 BUCANERO DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 2/19/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218043252](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN;NGUYEN KIMBERLY TRANG	3/24/2000	00142850000207	0014285	0000207
LE MICHAEL L	12/10/1996	00126260002119	0012626	0002119
CHOICE HOMES-TEXAS INC	9/26/1996	00125270000627	0012527	0000627
ZLB PARTNERS INC	1/1/1994	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	\$189,821	\$64,179	\$254,000	\$254,000
2024	\$189,821	\$64,179	\$254,000	\$254,000
2023	\$250,281	\$40,000	\$290,281	\$290,281
2022	\$194,440	\$40,000	\$234,440	\$234,440
2021	\$128,000	\$40,000	\$168,000	\$168,000
2020	\$128,000	\$40,000	\$168,000	\$168,000

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.