



Address: [6617 W LYNN CREEK DR](#)
City: ARLINGTON
Georeference: 10895-13-16R
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.63683946
Longitude: -97.1258588597
TAD Map: 2114-352
MAPSCO: TAR-110G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDEN ROAD ESTATES Block 13
Lot 16R

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$343,924

Protest Deadline Date: 5/24/2024

Site Number: 06719139

Site Name: EDEN ROAD ESTATES-13-16R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,895

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

WARNER MARVEL S

Primary Owner Address:

6617 LYNN CREEK DR W
ARLINGTON, TX 76001

Deed Date: 5/3/2017

Deed Volume:

Deed Page:

Instrument: [DC](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARNER MARVEL S;WARNER TIMOTHY	3/15/2016	D216055200		
SPELLS MARVEL G	7/28/1998	00133460000254	0013346	0000254
SUTTON SHEILA ANN	1/1/1994	000000000000000	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	\$298,924	\$45,000	\$343,924	\$343,924
2024	\$298,924	\$45,000	\$343,924	\$331,663
2023	\$303,058	\$45,000	\$348,058	\$301,512
2022	\$239,102	\$35,000	\$274,102	\$274,102
2021	\$220,216	\$35,000	\$255,216	\$255,216
2020	\$197,232	\$35,000	\$232,232	\$232,232

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.