



Address: [6701 W LYNN CREEK DR](#)
City: ARLINGTON
Georeference: 10895-13-18R
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6365028702
Longitude: -97.1258638258
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 18R

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: \$311,777

Protest Deadline Date: 5/24/2024

Site Number: 06719155

Site Name: EDEN ROAD ESTATES-13-18R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,696

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:

ESQUIBEL BALTASAR P JR
ESQUIBEL MARY

Primary Owner Address:

6701 W LYNN CREEK DR
ARLINGTON, TX 76001-7477

Deed Date: 2/6/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209042127](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOSTI JUDITH ANNE	1/19/2008	000000000000000	0000000	0000000
TOSTI ARTHUR EST;TOSTI JUDITH A	8/13/1998	00133770000149	0013377	0000149
SCHANK MARK W;SCHANK TAMMY L	1/17/1995	00118600002003	0011860	0002003
CHOICE HOMES-TEXAS INC	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	\$266,777	\$45,000	\$311,777	\$311,777
2024	\$266,777	\$45,000	\$311,777	\$301,161
2023	\$270,453	\$45,000	\$315,453	\$273,783
2022	\$213,894	\$35,000	\$248,894	\$248,894
2021	\$197,206	\$35,000	\$232,206	\$232,206
2020	\$176,893	\$35,000	\$211,893	\$211,893

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.