



**Address:** [6703 W LYNN CREEK DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-13-19R  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6363351122  
**Longitude:** -97.1258662983  
**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 19R

**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:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

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

**Site Number:** 06719163

**Site Name:** EDEN ROAD ESTATES-13-19R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,696

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

NOGUEIRA MARTIN N

**Primary Owner Address:**

6703 W LYNN CREEK DR  
ARLINGTON, TX 76001

**Deed Date:** 1/1/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215002570](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORDONEZ PHILLIP	3/17/2010	<a href="#">D210065222</a>	0000000	0000000
HSBC BANK USA	10/6/2009	<a href="#">D209271521</a>	0000000	0000000
MORRISON RONNIE D	10/31/2003	<a href="#">D203412132</a>	0000000	0000000
SEC OF HUD	6/4/2003	00168260000201	0016826	0000201
PRINCIPAL RESIDENTIAL MTG INC	6/3/2003	00168030000355	0016803	0000355
MARTIN HEIDI L	3/12/2001	00147860000257	0014786	0000257
QUAST JASON C;QUAST JENNIFER B	1/19/1995	00118640000157	0011864	0000157
CHOICE HOMES-TEXAS 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	\$180,243	\$45,000	\$225,243	\$225,243
2024	\$220,899	\$45,000	\$265,899	\$265,899
2023	\$248,371	\$45,000	\$293,371	\$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.