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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



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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⁺⁺⁺: 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:

NOGUEIRA MARTIN N

Primary Owner Address:

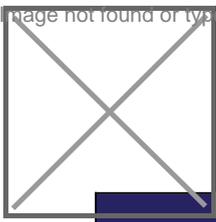
6703 W LYNN CREEK DR
ARLINGTON, TX 76001

Deed Date: 1/1/2015

Deed Volume:

Deed Page:

Instrument: [D215002570](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORDONEZ PHILLIP	3/17/2010	D210065222	0000000	0000000
HSBC BANK USA	10/6/2009	D209271521	0000000	0000000
MORRISON RONNIE D	10/31/2003	D203412132	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 ⁺
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.