



Tarrant Appraisal District Property Information | PDF Account Number: 06719600

Address: 6701 SHOAL CREEK DR

City: ARLINGTON Georeference: 10895-12-15R Subdivision: EDEN ROAD ESTATES Neighborhood Code: 1M020A

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

PROPERTY DATA

Legal Description: EDEN ROAD ESTATES Block 12 Lot 15R Jurisdictions: CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A Year Built: 1996 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$369,575 Protest Deadline Date: 5/24/2024 Latitude: 32.6364247989 Longitude: -97.1225134484 TAD Map: 2114-352 MAPSCO: TAR-110G



Site Number: 06719600 Site Name: EDEN ROAD ESTATES-12-15R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,922 Percent Complete: 100% Land Sqft^{*}: 7,231 Land Acres^{*}: 0.1660 Pool: N

+++ Rounded.

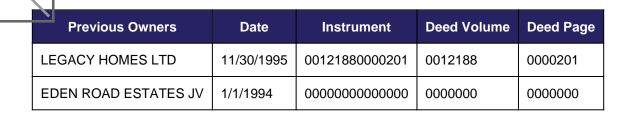
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: PEREZ RUBEN SR PEREZ OFELIA

Primary Owner Address: 6701 SHOAL CREEK DR ARLINGTON, TX 76001-8310 Deed Date: 2/29/1996 Deed Volume: 0012278 Deed Page: 0001059 Instrument: 00122780001059

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VALUES

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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$324,575	\$45,000	\$369,575	\$369,575
2024	\$324,575	\$45,000	\$369,575	\$336,907
2023	\$328,189	\$45,000	\$373,189	\$306,279
2022	\$243,435	\$35,000	\$278,435	\$278,435
2021	\$237,329	\$35,000	\$272,329	\$260,574
2020	\$201,885	\$35,000	\$236,885	\$236,885

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.