



Address: [6701 SHOAL CREEK DR](#)
City: ARLINGTON
Georeference: 10895-12-15R
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6364247989
Longitude: -97.1225134484
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 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

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

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY HOMES LTD	11/30/1995	00121880000201	0012188	0000201
EDEN ROAD ESTATES JV	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	\$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.