



Address: [6707 W LYNN CREEK DR](#)
City: ARLINGTON
Georeference: 10895-13-21R
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6359932783
Longitude: -97.1258713406
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 21R

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$330,920

Protest Deadline Date: 5/24/2024

Site Number: 06719678

Site Name: EDEN ROAD ESTATES-13-21R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,696

Percent Complete: 100%

Land Sqft^{*}: 6,099

Land Acres^{*}: 0.1400

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:

RAINES ROBERT L
RAINES HELEN L

Primary Owner Address:

6707 W LYNN CREEK DR
ARLINGTON, TX 76001-7477

Deed Date: 2/9/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205046574](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAINES ROBERT L	6/13/1995	00120120000088	0012012	0000088
EDEN ROAD ESTATES JV	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	\$285,920	\$45,000	\$330,920	\$330,920
2024	\$285,920	\$45,000	\$330,920	\$312,150
2023	\$289,097	\$45,000	\$334,097	\$283,773
2022	\$228,047	\$35,000	\$263,047	\$257,975
2021	\$209,715	\$35,000	\$244,715	\$234,523
2020	\$178,203	\$35,000	\$213,203	\$213,203

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.