



Image not found or type unknown

Address: [6720 CLEAR CREEK DR](#)
City: ARLINGTON
Georeference: 10895-13-26R
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6356588765
Longitude: -97.12555457
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 26R

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 06719716

Site Name: EDEN ROAD ESTATES-13-26R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,728

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:

S MCFLY LLC

Primary Owner Address:

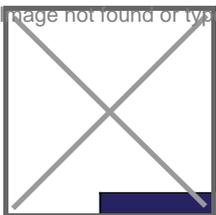
6500 EDWARDS RD
DENTON, TX 76208

Deed Date: 4/7/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214069184](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ISKADAR BELANSH	10/9/2001	00151920000294	0015192	0000294
STEVENS JAMES III;STEVENS LINDA	12/20/1995	00122210000723	0012221	0000723
CHOICE HOMES INC	10/5/1995	00121280000366	0012128	0000366
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	\$212,223	\$45,000	\$257,223	\$257,223
2024	\$273,909	\$45,000	\$318,909	\$318,909
2023	\$283,000	\$45,000	\$328,000	\$328,000
2022	\$210,000	\$35,000	\$245,000	\$245,000
2021	\$159,000	\$35,000	\$194,000	\$194,000
2020	\$159,000	\$35,000	\$194,000	\$194,000

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

There are no exemptions for this property

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.