



**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



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 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<sup>+++</sup>:** 1,728

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,099

**Land Acres<sup>\*</sup>:** 0.1400

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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 <sup>+</sup>
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.