



**Address:** [6006 YORK RIVER DR](#)  
**City:** ARLINGTON  
**Georeference:** 7794-6-24  
**Subdivision:** COLONIAL GREENS SOUTH ADDITION  
**Neighborhood Code:** 1S020S

**Latitude:** 32.6471861386  
**Longitude:** -97.0986475083  
**TAD Map:** 2120-356  
**MAPSCO:** TAR-111B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COLONIAL GREENS SOUTH  
ADDITION Block 6 Lot 24

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$321,679

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06796893

**Site Name:** COLONIAL GREENS SOUTH ADDITION-6-24

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,650

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

APARICIO MANUELA

**Primary Owner Address:**

6006 YORK RIVER DR  
ARLINGTON, TX 76018-2392

**Deed Date:** 3/13/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208098289](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
APARICIO JOSE A	5/15/1996	00123700000675	0012370	0000675
CHOICE HOMES - TEXAS INC	2/15/1996	00122640001874	0012264	0001874
ZLB PARTNERS	1/1/1995	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	\$276,679	\$45,000	\$321,679	\$253,433
2024	\$276,679	\$45,000	\$321,679	\$230,394
2023	\$308,062	\$40,000	\$348,062	\$209,449
2022	\$231,775	\$40,000	\$271,775	\$190,408
2021	\$183,213	\$40,000	\$223,213	\$173,098
2020	\$166,445	\$40,000	\$206,445	\$157,362

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.