



Address: [6409 SEAFORD RD](#)
City: ARLINGTON
Georeference: 3587-2-12
Subdivision: BRIGHTON ESTATES
Neighborhood Code: 1M020D

Latitude: 32.6409407379
Longitude: -97.1319771495
TAD Map: 2108-352
MAPSCO: TAR-110F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRIGHTON ESTATES Block 2
Lot 12

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$478,789

Protest Deadline Date: 5/24/2024

Site Number: 06808093

Site Name: BRIGHTON ESTATES-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,128

Percent Complete: 100%

Land Sqft^{*}: 7,492

Land Acres^{*}: 0.1720

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

NKURUNZIZA FELIX

Primary Owner Address:

6409 SEAFORD RD
ARLINGTON, TX 76001

Deed Date: 11/8/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D210280060](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUONG ANDREW;TRUONG KELLY	11/3/2005	D205351917	0000000	0000000
TRUONG KELLY LOAN	12/29/2000	00146750000308	0014675	0000308
LEGACY/MONTEREY HOMES LP	7/2/1997	00128210000360	0012821	0000360
MTH-TX LP INC	7/1/1997	00128210000354	0012821	0000354
LEGACY HOMES LTD	5/22/1996	00123770001458	0012377	0001458
KEC JOINT VENTURE	2/16/1996	00122670001892	0012267	0001892
MINERAL SPRINGS LTD	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 ⁺
2025	\$362,000	\$50,000	\$412,000	\$408,484
2024	\$428,789	\$50,000	\$478,789	\$371,349
2023	\$432,182	\$50,000	\$482,182	\$337,590
2022	\$358,596	\$40,000	\$398,596	\$306,900
2021	\$239,000	\$40,000	\$279,000	\$279,000
2020	\$266,415	\$40,000	\$306,415	\$306,415

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.