



**Address:** [6304 WILLOWSTONE TR](#)  
**City:** ARLINGTON  
**Georeference:** 20782M-2-30  
**Subdivision:** HUNTER POINTE ADDITION  
**Neighborhood Code:** 1S0201

**Latitude:** 32.6450046151  
**Longitude:** -97.0684919807  
**TAD Map:** 2132-356  
**MAPSCO:** TAR-112A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HUNTER POINTE ADDITION  
Block 2 Lot 30

**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:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 06857132

**Site Name:** HUNTER POINTE ADDITION-2-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,286

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,323

**Land Acres<sup>\*</sup>:** 0.2369

**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:**

DOAN NGAN

**Primary Owner Address:**

6304 WILLOWSTONE TRL  
ARLINGTON, TX 76018

**Deed Date:** 8/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222212250](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN NAT	9/10/2013	<a href="#">D213296780</a>	0000000	0000000
NATIONSTAR MORTGAGE LLC	6/4/2013	<a href="#">D213149168</a>	0000000	0000000
STRICKLAND BRYAN;STRICKLAND WYNZETT	12/20/2006	<a href="#">D206405780</a>	0000000	0000000
SUMMERS LINDA L	7/21/1998	00133470000314	0013347	0000314
CENDANT MOBILITY SERVICES	6/10/1998	00133470000313	0013347	0000313
WOLF JOE A JR;WOLF LAURA	7/27/1996	00124230001309	0012423	0001309
WEEKLEY HOMES INC	3/13/1996	00122980001601	0012298	0001601
NATHAN A WATSON CO	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	\$173,713	\$90,323	\$264,036	\$264,036
2024	\$218,383	\$90,323	\$308,706	\$308,706
2023	\$326,996	\$50,000	\$376,996	\$376,996
2022	\$233,933	\$50,000	\$283,933	\$283,933
2021	\$211,276	\$50,000	\$261,276	\$261,276
2020	\$183,902	\$50,000	\$233,902	\$233,902

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.