



**Address:** [6001 FLAT WOOD LN](#)  
**City:** ARLINGTON  
**Georeference:** 17421H-4-1  
**Subdivision:** HARWOOD MEADOWS ADDITION  
**Neighborhood Code:** 1S020U

**Latitude:** 32.6481970583  
**Longitude:** -97.0724109828  
**TAD Map:** 2126-356  
**MAPSCO:** TAR-112A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HARWOOD MEADOWS  
ADDITION Block 4 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06906893

**Site Name:** HARWOOD MEADOWS ADDITION-4-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,013

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,757

**Land Acres<sup>\*</sup>:** 0.2239

**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:**

RUIZ NAYELI

**Primary Owner Address:**

6001 FLAT WOOD LN  
ARLINGTON, TX 76018

**Deed Date:** 6/19/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223181387](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUIZ JESUS A;RUIZ MISAEL;RUIZ SILVIA	6/16/2017	<a href="#">D217137147</a>		
RUIZ LIBORIO	9/19/2013	<a href="#">D213248437</a>	0000000	0000000
SECRETARY OF HUD	3/14/2013	<a href="#">D213173750</a>	0000000	0000000
COLONIAL SAVINGS FA	3/5/2013	<a href="#">D213060116</a>	0000000	0000000
WILSON JACQUELYN	3/26/2002	00155680000192	0015568	0000192
DOUBLIN SHARON L	12/11/1998	00135670000423	0013567	0000423
CHOICE HOMES TEXAS INC	7/7/1998	00133040000272	0013304	0000272
SANDLIN DELAFIELD INC	1/1/1996	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	\$249,187	\$87,813	\$337,000	\$337,000
2024	\$249,187	\$87,813	\$337,000	\$337,000
2023	\$287,000	\$40,000	\$327,000	\$327,000
2022	\$217,545	\$40,000	\$257,545	\$257,545
2021	\$212,850	\$40,000	\$252,850	\$252,850
2020	\$196,040	\$40,000	\$236,040	\$236,040

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.