



**Address:** [6706 CHARLOTTE CT](#)  
**City:** ARLINGTON  
**Georeference:** 10883-3-10  
**Subdivision:** EDEN CREEK ADDITION  
**Neighborhood Code:** 1S020Y

**Latitude:** 32.6366017025  
**Longitude:** -97.1012598025  
**TAD Map:** 2120-352  
**MAPSCO:** TAR-111F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDEN CREEK ADDITION Block  
3 Lot 10

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$287,970

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

**Site Number:** 06941788

**Site Name:** EDEN CREEK ADDITION-3-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,839

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,096

**Land Acres<sup>\*</sup>:** 0.1169

**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:**

NGUYEN BINH V  
VU NGOC D

**Primary Owner Address:**

6706 CHARLOTTE CT  
ARLINGTON, TX 76002-3521

**Deed Date:** 11/21/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212287557](#)

| Previous Owners              | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------------|-----------|----------------------------|-------------|-----------|
| SECRETARY OF HUD             | 9/14/2012 | <a href="#">D212228946</a> | 0000000     | 0000000   |
| COLONIAL SAVINGS FA          | 9/4/2012  | <a href="#">D212221155</a> | 0000000     | 0000000   |
| COOKS KEINNENDA WAYLEMANNE   | 4/3/2008  | <a href="#">D208117684</a> | 0000000     | 0000000   |
| HENRY GARRY D                | 3/29/2005 | <a href="#">D205089080</a> | 0000000     | 0000000   |
| HOFFMAN EDWARD;HOFFMAN JANET | 9/19/1997 | 00129190000533             | 0012919     | 0000533   |
| DISSMORE ENT INC             | 5/19/1997 | 00127770000678             | 0012777     | 0000678   |
| MIKE SANDLIN HOMES 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 | \$242,106          | \$45,864    | \$287,970    | \$287,970                    |
| 2024 | \$242,106          | \$45,864    | \$287,970    | \$285,313                    |
| 2023 | \$296,463          | \$50,000    | \$346,463    | \$259,375                    |
| 2022 | \$219,763          | \$50,000    | \$269,763    | \$235,795                    |
| 2021 | \$195,982          | \$50,000    | \$245,982    | \$214,359                    |
| 2020 | \$174,959          | \$50,000    | \$224,959    | \$194,872                    |

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.