



Address: [6215 BROOK FOREST DR](#)
City: ARLINGTON
Georeference: 3825-4R-3
Subdivision: BROOKMEADOW ADDITION
Neighborhood Code: 1S020T

Latitude: 32.6457213592
Longitude: -97.0907342025
TAD Map: 2126-356
MAPSCO: TAR-111C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROOKMEADOW ADDITION
Block 4R Lot 3

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: \$320,764

Protest Deadline Date: 5/24/2024

Site Number: 06950175

Site Name: BROOKMEADOW ADDITION-4R-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,024

Percent Complete: 100%

Land Sqft^{*}: 7,230

Land Acres^{*}: 0.1659

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CANCHILY HOME LIVING TRUST

Primary Owner Address:

2331 TABLE ROCK CT
ARLINGTON, TX 76006

Deed Date: 12/3/2024

Deed Volume:

Deed Page:

Instrument: [D224219837](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LY CAN V;LY CHI N	11/18/2024	D224207186		
CANCHILY HOME LIVING TRUST	11/16/2020	D224025837		
CANCHILY LIVING TRUST	11/16/2020	D221032354		
LY CAN;LY CHI LY	9/24/2010	D210237280	0000000	0000000
LY PHONG	12/18/2001	00153800000160	0015380	0000160
VU HIEP M;VU LIEU L	5/21/1999	00138340000031	0013834	0000031
MADDEN SHELIA	8/14/1997	00128770000498	0012877	0000498
GENERAL HOMES CORP	12/6/1996	00126060001593	0012606	0001593
RIDGLEA DEV ASSO LP	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 ⁺
2025	\$255,694	\$65,070	\$320,764	\$320,764
2024	\$255,694	\$65,070	\$320,764	\$320,764
2023	\$313,704	\$40,000	\$353,704	\$285,526
2022	\$263,402	\$40,000	\$303,402	\$259,569
2021	\$218,846	\$40,000	\$258,846	\$235,972
2020	\$187,454	\$40,000	\$227,454	\$214,520

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.