



**Address:** [6101 BROOK FOREST DR](#)  
**City:** ARLINGTON  
**Georeference:** 3825-4R-14  
**Subdivision:** BROOKMEADOW ADDITION  
**Neighborhood Code:** 1S020T

**Latitude:** 32.6474841917  
**Longitude:** -97.0914185957  
**TAD Map:** 2120-356  
**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 14

**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:** None

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

**Site Number:** 06950299

**Site Name:** BROOKMEADOW ADDITION-4R-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,383

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1649

**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:**

PHAN SON VAN

PHAN KIM MAI T V

**Primary Owner Address:**

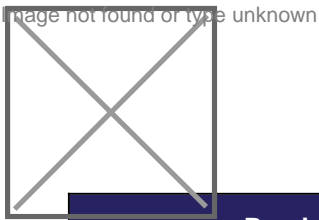
6101 BROOK FOREST DR  
ARLINGTON, TX 76018-5321

**Deed Date:** 8/31/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209268227](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLS FARGO BANK NA TR	7/7/2009	<a href="#">D209192278</a>	0000000	0000000
KINCADE C HALTON;KINCADE JUITANA	11/24/2004	<a href="#">D204376991</a>	0000000	0000000
KINCADE JUITANA	12/15/1999	000000000000000	0000000	0000000
KINCADE JUITANA;KINCADE KENNARD W	4/8/1998	00131670000044	0013167	0000044
CHOICE HOMES TEXAS INC	1/6/1998	00130390000122	0013039	0000122
RIDGLEA DEV ASSO LP	1/1/1996	000000000000000	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	\$162,317	\$64,683	\$227,000	\$227,000
2024	\$186,010	\$64,683	\$250,693	\$249,945
2023	\$227,512	\$40,000	\$267,512	\$227,223
2022	\$191,545	\$40,000	\$231,545	\$206,566
2021	\$159,688	\$40,000	\$199,688	\$187,787
2020	\$137,249	\$40,000	\$177,249	\$170,715

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.