



**Address:** [6204 BROOK FOREST DR](#)  
**City:** ARLINGTON  
**Georeference:** 3825-5R-4  
**Subdivision:** BROOKMEADOW ADDITION  
**Neighborhood Code:** 1S020T

**Latitude:** 32.646273193  
**Longitude:** -97.0913978235  
**TAD Map:** 2120-356  
**MAPSCO:** TAR-111C



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

## PROPERTY DATA

**Legal Description:** BROOKMEADOW ADDITION  
Block 5R Lot 4

**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:** 06950442

**Site Name:** BROOKMEADOW ADDITION Block 5R Lot 4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,846

**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:**

NGUYEN CUC T.  
NGUYEN NHAN T.

**Primary Owner Address:**

6204 BROOK FOREST DR  
ARLINGTON, TX 76018

**Deed Date:** 11/10/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222267725](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN CUC T.;NGUYEN HUY Q.;NGUYEN NGUYEN P;NGUYEN NHAN T.	8/18/2022	<a href="#">D222209734</a>		
NGUYEN CUC T.;NGUYEN NHAN T.	1/1/2021	<a href="#">D217216727</a>		
NGUYEN CUC T.;NGUYEN HUY Q.;NGUYEN NHAN T.	9/12/2017	<a href="#">D217216727</a>		
DO TIEN;LE BACH	9/22/2015	<a href="#">D215217407</a>		
PUNNAKANTA YAWADEE	2/24/2010	<a href="#">D210053999</a>	0000000	0000000
TSEUNG TAK-MING	2/27/2006	<a href="#">D206057986</a>	0000000	0000000
BOUDREAU BRIAN P	11/23/1998	00135440000339	0013544	0000339
CHOICE HOMES TEXAS INC	8/28/1998	00133960000381	0013396	0000381
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 <sup>+</sup>
2025	\$246,426	\$64,683	\$311,109	\$311,109
2024	\$246,426	\$64,683	\$311,109	\$311,109
2023	\$302,161	\$40,000	\$342,161	\$342,161
2022	\$159,493	\$26,668	\$186,161	\$178,165
2021	\$140,685	\$26,668	\$167,353	\$161,968
2020	\$180,855	\$40,000	\$220,855	\$220,855

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

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## Tarrant Appraisal District Property Information | PDF

- 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.