



**Address:** [6901 FLAXFORD TR](#)  
**City:** ARLINGTON  
**Georeference:** 10884-4-1  
**Subdivision:** EDEN GARDENS ADDITION  
**Neighborhood Code:** 1M020C

**Latitude:** 32.6337549106  
**Longitude:** -97.1192660217  
**TAD Map:** 2114-348  
**MAPSCO:** TAR-110M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDEN GARDENS ADDITION  
Block 4 Lot 1

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06972020

**Site Name:** EDEN GARDENS ADDITION-4-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,345

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,882

**Land Acres<sup>\*</sup>:** 0.1579

**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:**

LAVANDEROS DAVID ANGEL FALCON

**Primary Owner Address:**

6901 FLAXFORD TRL  
ARLINGTON, TX 76001

**Deed Date:** 6/11/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222176593](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GAMMON DOLLY SUE;GAMMON THOMAS EUGENE	8/17/2021	<a href="#">D221369946</a>		
GAMMON DARRELL	9/21/1998	00134500000145	0013450	0000145
CHOICE HOMES TEXAS INC	7/14/1998	00133150000082	0013315	0000082
M R DEVELOPMENT CORP	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	\$206,347	\$45,000	\$251,347	\$251,347
2024	\$206,347	\$45,000	\$251,347	\$251,347
2023	\$229,179	\$45,000	\$274,179	\$274,179
2022	\$180,604	\$35,000	\$215,604	\$215,604
2021	\$156,515	\$35,000	\$191,515	\$190,397
2020	\$138,088	\$35,000	\$173,088	\$173,088

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.