



Address: [6503 WATCH HILL CT](#)
City: ARLINGTON
Georeference: 24507-6-10
Subdivision: LYNN CREEK VILLAGE ADDITION
Neighborhood Code: 1S020Z

Latitude: 32.6404693666
Longitude: -97.0934039972
TAD Map: 2120-352
MAPSCO: TAR-111G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LYNN CREEK VILLAGE
ADDITION Block 6 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: 2001

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$418,838

Protest Deadline Date: 5/24/2024

Site Number: 07299443

Site Name: LYNN CREEK VILLAGE ADDITION Block 6 Lot 10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,812

Percent Complete: 100%

Land Sqft^{*}: 6,490

Land Acres^{*}: 0.1489

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:

LE TRUNG DUC

Primary Owner Address:

7704 RICARDO CT
EL CERRITO, CA 94530

Deed Date: 2/5/2024

Deed Volume:

Deed Page:

Instrument: [D224019990](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN ANH V	12/5/2022	D222283649		
TRAN HOA NGOC;TRAN HOA THI	12/9/2011	D211298473	0000000	0000000
BRANTLEY DANIEL;BRANTLEY JEAN	12/28/2001	00153790000203	0015379	0000203
WOODHAVEN PARTNERS LTD	7/27/2001	00150540000309	0015054	0000309
LYNN CREEK-ARLINGTON LTD	1/1/1999	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	\$360,428	\$58,410	\$418,838	\$418,838
2024	\$360,428	\$58,410	\$418,838	\$418,838
2023	\$348,232	\$50,000	\$398,232	\$398,232
2022	\$181,397	\$33,500	\$214,897	\$214,897
2021	\$168,328	\$33,500	\$201,828	\$199,997
2020	\$149,872	\$33,500	\$183,372	\$181,815

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.