



Address: [6509 WATCH HILL CT](#)
City: ARLINGTON
Georeference: 24507-6-13
Subdivision: LYNN CREEK VILLAGE ADDITION
Neighborhood Code: 1S020Z

Latitude: 32.63993337
Longitude: -97.0934080121
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 13

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$330,000

Protest Deadline Date: 5/24/2024

Site Number: 07299486

Site Name: LYNN CREEK VILLAGE ADDITION-6-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,166

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:

NGUYEN KHOA
NGUYEN VUI THI NGOC

Primary Owner Address:

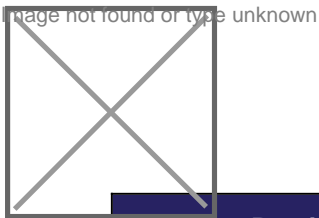
6509 WATCH HILL CT
ARLINGTON, TX 76002

Deed Date: 8/7/2024

Deed Volume:

Deed Page:

Instrument: [D224146934](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAF 4 LLC	5/21/2024	D224096170		
BAF ASSETS LLC	6/18/2020	D220144049		
BAF 1 LLC	7/24/2019	D219163225		
DAL RESIDENTIAL I LLC	3/14/2013	D213071818	0000000	0000000
GONZALEZ AMY B;GONZALEZ JOSE	6/29/2001	00150060000107	0015006	0000107
BEAZER HOMES TX LP	2/1/2001	00147170000109	0014717	0000109
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	\$271,590	\$58,410	\$330,000	\$330,000
2024	\$271,590	\$58,410	\$330,000	\$330,000
2023	\$300,000	\$50,000	\$350,000	\$350,000
2022	\$213,000	\$50,000	\$263,000	\$263,000
2021	\$202,167	\$50,000	\$252,167	\$252,167
2020	\$169,161	\$50,000	\$219,161	\$219,161

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.