

Tarrant Appraisal District

Property Information | PDF

Account Number: 07299486

Address: 6509 WATCH HILL CT

City: ARLINGTON

Georeference: 24507-6-13

Subdivision: LYNN CREEK VILLAGE ADDITION

Neighborhood Code: 1S020Z

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

Longitude: -97.0934080121 TAD Map: 2120-352 MAPSCO: TAR-111G

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

Latitude: 32.63993337

Parcels: 1

Approximate Size+++: 2,166
Percent Complete: 100%

Land Sqft*: 6,490 Land Acres*: 0.1489

Pool: N

+++ Rounded.

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

08-01-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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.

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.

08-01-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.