



Address: [6517 WATCH HILL CT](#)
City: ARLINGTON
Georeference: 24507-6-16
Subdivision: LYNN CREEK VILLAGE ADDITION
Neighborhood Code: 1S020Z

Latitude: 32.63937019
Longitude: -97.093421092
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 16

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

Protest Deadline Date: 5/24/2024

Site Number: 07299516

Site Name: LYNN CREEK VILLAGE ADDITION-6-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,156

Percent Complete: 100%

Land Sqft^{*}: 8,407

Land Acres^{*}: 0.1929

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:

CHILAKAMARRI JAYA

Primary Owner Address:

2217 RICKENBACKER DR
FLOWER MOUND, TX 75028

Deed Date: 8/27/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210211628](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	1/5/2010	D210008072	0000000	0000000
MACIAS OSCAR;MACIAS TERRI	4/14/2006	D206116650	0000000	0000000
FAY DANIEL R	8/31/2001	00151240000304	0015124	0000304
BEAZER HOMES TEXAS LP	11/1/2000	00146000000512	0014600	0000512
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	\$186,906	\$75,663	\$262,569	\$262,569
2024	\$234,702	\$75,663	\$310,365	\$310,365
2023	\$286,974	\$50,000	\$336,974	\$336,974
2022	\$210,109	\$50,000	\$260,109	\$260,109
2021	\$168,000	\$50,000	\$218,000	\$218,000
2020	\$168,000	\$50,000	\$218,000	\$218,000

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.