



Address: [6514 WATCH HILL CT](#)
City: ARLINGTON
Georeference: 24507-7-17
Subdivision: LYNN CREEK VILLAGE ADDITION
Neighborhood Code: 1S020Z

Latitude: 32.6395544422
Longitude: -97.0938982356
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 7 Lot 17

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: \$275,906

Protest Deadline Date: 5/24/2024

Site Number: 07299699

Site Name: LYNN CREEK VILLAGE ADDITION-7-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,467

Percent Complete: 100%

Land Sqft^{*}: 6,011

Land Acres^{*}: 0.1379

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:

MAHER SHAWN S

Primary Owner Address:

6514 WATCH HILL CT
ARLINGTON, TX 76002-5553

Deed Date: 7/25/2006

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D206235372](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABOUSAID MONA	10/3/2003	D203378351	0000000	0000000
LEHR SCOTT;LEHR SHANNA	8/15/2001	00151050000294	0015105	0000294
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	\$221,807	\$54,099	\$275,906	\$275,906
2024	\$221,807	\$54,099	\$275,906	\$260,554
2023	\$244,596	\$50,000	\$294,596	\$236,867
2022	\$167,849	\$50,000	\$217,849	\$215,334
2021	\$156,127	\$50,000	\$206,127	\$195,758
2020	\$139,563	\$50,000	\$189,563	\$177,962

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

- HOMESTEAD GENERAL 11.13(b)

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.