



Address: [6716 SPENCER DR](#)
City: ARLINGTON
Georeference: 24507-10-16
Subdivision: LYNN CREEK VILLAGE ADDITION
Neighborhood Code: 1S020Z

Latitude: 32.6360545179
Longitude: -97.0923000414
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 10 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: 2000

Personal Property Account: N/A

Agent: PROPERTY TAX PROTEST (00795)

Protest Deadline Date: 5/24/2024

Site Number: 07300387

Site Name: LYNN CREEK VILLAGE ADDITION-10-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,904

Percent Complete: 100%

Land Sqft^{*}: 5,009

Land Acres^{*}: 0.1149

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:

TRAN GEORGE

TRAN TRAM BUI

Primary Owner Address:

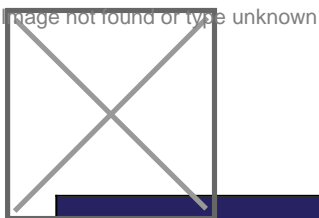
2901 CABERNET LN
ARLINGTON, TX 76001

Deed Date: 5/15/2014

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D214105210](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN GEORGE X	11/18/2005	D205380277	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	3/2/2004	D204069942	0000000	0000000
COZART CARLTON;COZART J BROOKHART	1/11/2001	00154060000177	0015406	0000177
COZART CARLTON WAYNE	8/29/2000	00145010000436	0014501	0000436
GOODMAN FAMILY BUILDERS LP	4/10/2000	00142930000204	0014293	0000204
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	\$226,254	\$45,081	\$271,335	\$271,335
2024	\$265,378	\$45,081	\$310,459	\$310,459
2023	\$283,661	\$50,000	\$333,661	\$333,661
2022	\$148,000	\$50,000	\$198,000	\$198,000
2021	\$148,000	\$50,000	\$198,000	\$198,000
2020	\$148,000	\$50,000	\$198,000	\$198,000

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.