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Address: [6739 MEADOWCREST DR](#)
City: ARLINGTON
Georeference: 524-5-9
Subdivision: AMBERCREST ADDITION
Neighborhood Code: 1M060E

Latitude: 32.6294048505
Longitude: -97.0879881801
TAD Map: 2126-348
MAPSCO: TAR-111L



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

PROPERTY DATA

Legal Description: AMBERCREST ADDITION Block
5 Lot 9

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07616074

Site Name: AMBERCREST ADDITION-5-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,379

Percent Complete: 100%

Land Sqft^{*}: 8,407

Land Acres^{*}: 0.1929

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RUIZ JANE

Primary Owner Address:

6739 MEADOWCREST DR
ARLINGTON, TX 76002-3581

Deed Date: 3/29/2016

Deed Volume:

Deed Page:

Instrument: 325-589015-15

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| GRIMES JANE R;GRIMES RICHARD D | 1/20/2012 | D212015764 | 0000000 | 0000000 |
| NGUYEN HONG PHAM;NGUYEN SON C | 10/31/2005 | D205335525 | 0000000 | 0000000 |
| WORLD SAVINGS BANK FSB | 10/4/2005 | D205302271 | 0000000 | 0000000 |
| FETTER VICTOR P JR | 9/14/2004 | D204300790 | 0000000 | 0000000 |
| RICHARDSON TROYCE S | 7/24/2001 | 00150540000167 | 0015054 | 0000167 |
| KIMBALL HILL HOMES TEXAS INC | 6/22/2000 | 00144400000133 | 0014440 | 0000133 |
| PULTE HOME CORP OF TEXAS | 1/1/2000 | 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 | \$297,573 | \$50,000 | \$347,573 | \$347,573 |
| 2024 | \$297,573 | \$50,000 | \$347,573 | \$347,573 |
| 2023 | \$312,748 | \$50,000 | \$362,748 | \$324,333 |
| 2022 | \$291,194 | \$20,000 | \$311,194 | \$294,848 |
| 2021 | \$263,185 | \$20,000 | \$283,185 | \$268,044 |
| 2020 | \$237,164 | \$20,000 | \$257,164 | \$243,676 |

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)
- DISABLED VET 70 to 99 PCT 11.22

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.