



Address: [6727 MEADOWCREST DR](#)
City: ARLINGTON
Georeference: 524-5-15
Subdivision: AMBERCREST ADDITION
Neighborhood Code: 1M060E

Latitude: 32.6302813396
Longitude: -97.0885610962
TAD Map: 2126-348
MAPSCO: TAR-111L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: AMBERCREST ADDITION Block
5 Lot 15

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$555,871

Protest Deadline Date: 5/24/2024

Site Number: 07616139

Site Name: AMBERCREST ADDITION-5-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,032

Percent Complete: 100%

Land Sqft^{*}: 10,236

Land Acres^{*}: 0.2349

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:

NGUYEN BILLY T
NGUYEN ANNALETHU THI

Primary Owner Address:

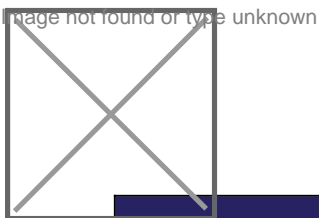
6727 MEADOWCREST DR
ARLINGTON, TX 76002

Deed Date: 7/26/2016

Deed Volume:

Deed Page:

Instrument: [D216180930](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN BILLY T	11/24/2006	D207026499	0000000	0000000
MORTGAGE GUARANTY INS CORP	9/18/2006	D207026498	0000000	0000000
FEDERAL HOME LOAN MTG CORP	6/6/2006	D206173019	0000000	0000000
DANIELS KELVIN	6/29/2002	001581600000025	0015816	0000025
KIMBALL HILL HOMES TEXAS INC	6/22/2000	001444000000133	0014440	0000133
PULTE HOME CORP OF TEXAS	1/1/2000	000000000000000	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	\$505,871	\$50,000	\$555,871	\$497,740
2024	\$505,871	\$50,000	\$555,871	\$452,491
2023	\$386,275	\$50,000	\$436,275	\$411,355
2022	\$388,986	\$20,000	\$408,986	\$373,959
2021	\$388,986	\$20,000	\$408,986	\$339,963
2020	\$347,424	\$20,000	\$367,424	\$309,057

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.