



Address: [6701 MORNINGCREST CT](#)
City: ARLINGTON
Georeference: 524-9-17
Subdivision: AMBERCREST ADDITION
Neighborhood Code: 1M060E

Latitude: 32.63099421
Longitude: -97.0881374844
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
9 Lot 17

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07616481

Site Name: AMBERCREST ADDITION-9-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,901

Percent Complete: 100%

Land Sqft^{*}: 9,975

Land Acres^{*}: 0.2289

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 PHUONG

Primary Owner Address:

1801 N FRANCES ST
TERRELL, TX 75160

Deed Date: 12/13/2023

Deed Volume:

Deed Page:

Instrument: [D224000343](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMH 2014-1 BORROWER LLC	5/21/2014	D214108141	0000000	0000000
AH4R-TX LLC	10/2/2012	D212251553	0000000	0000000
SMITH ELDON H;SMITH MONICA D	11/30/2000	00146340000147	0014634	0000147
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	\$292,895	\$50,000	\$342,895	\$342,895
2024	\$292,895	\$50,000	\$342,895	\$342,895
2023	\$247,807	\$50,000	\$297,807	\$297,807
2022	\$242,337	\$20,000	\$262,337	\$262,337
2021	\$213,000	\$20,000	\$233,000	\$233,000
2020	\$186,222	\$20,000	\$206,222	\$206,222

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.