



Address: [6601 FALCON PERCH CIR](#)
City: ARLINGTON
Georeference: 2411J-7-21
Subdivision: BENT OAKS ESTATES ADDITION
Neighborhood Code: 1L120D

Latitude: 32.6375761293
Longitude: -97.1763714465
TAD Map: 2096-352
MAPSCO: TAR-109F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BENT OAKS ESTATES
ADDITION Block 7 Lot 21

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KENNEDALE ISD (914)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$322,280

Protest Deadline Date: 5/24/2024

Site Number: 07623879

Site Name: BENT OAKS ESTATES ADDITION-7-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,005

Percent Complete: 100%

Land Sqft^{*}: 7,492

Land Acres^{*}: 0.1719

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:

HANNA THOMAS
HANNA CONNIE

Primary Owner Address:

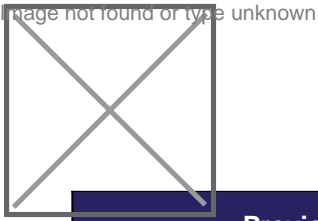
6601 FALCON PERCH CIR
ARLINGTON, TX 76001-7640

Deed Date: 2/27/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213061676](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANNA CONNIE;HANNA THOMAS E	3/23/2002	000000000000000	0000000	0000000
HANNA CONNIE STOUT;HANNA THOMAS	3/1/2002	00155160000223	0015516	0000223
HISTORY MAKER HOMES LLC	11/28/2001	00153280000226	0015328	0000226
V L S PARTNERS	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	\$241,508	\$56,492	\$298,000	\$298,000
2024	\$265,788	\$56,492	\$322,280	\$307,911
2023	\$298,647	\$50,000	\$348,647	\$279,919
2022	\$242,964	\$50,000	\$292,964	\$254,472
2021	\$186,338	\$45,000	\$231,338	\$231,338
2020	\$186,338	\$45,000	\$231,338	\$220,157

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.