



**Address:** [6603 FALCON PERCH CIR](#)  
**City:** ARLINGTON  
**Georeference:** 2411J-7-22  
**Subdivision:** BENT OAKS ESTATES ADDITION  
**Neighborhood Code:** 1L120D

**Latitude:** 32.6374224678  
**Longitude:** -97.1762589973  
**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 22

**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:** \$347,816

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07623887

**Site Name:** BENT OAKS ESTATES ADDITION-7-22

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,486

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,231

**Land Acres<sup>\*</sup>:** 0.1660

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

EPPS SAMMY D

**Primary Owner Address:**

6603 FALCON PERCH CIR  
ARLINGTON, TX 76001

**Deed Date:** 3/14/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216052210](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUINYARD SEAN	4/1/2002	00155900000036	0015590	0000036
HISTORY MAKER HOMES LLC	12/20/2001	00153890000284	0015389	0000284
V L S PARTNERS	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 <sup>+</sup>
2025	\$291,585	\$56,231	\$347,816	\$347,816
2024	\$291,585	\$56,231	\$347,816	\$337,723
2023	\$327,833	\$50,000	\$377,833	\$307,021
2022	\$266,387	\$50,000	\$316,387	\$279,110
2021	\$226,617	\$45,000	\$271,617	\$253,736
2020	\$210,021	\$45,000	\$255,021	\$230,669

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.