



Address: [6607 FALCON PERCH CIR](#)
City: ARLINGTON
Georeference: 2411J-7-24
Subdivision: BENT OAKS ESTATES ADDITION
Neighborhood Code: 1L120D

Latitude: 32.6370992569
Longitude: -97.1762970609
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 24

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07623909

Site Name: BENT OAKS ESTATES ADDITION-7-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,990

Percent Complete: 100%

Land Sqft^{*}: 5,009

Land Acres^{*}: 0.1149

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:

BYNUM ERICA

Primary Owner Address:

6607 FALCON PERCH CIR
ARLINGTON, TX 76001-7640

Deed Date: 3/10/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209079095](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL HOME LOAN MTG CORP	10/7/2008	D208393491	0000000	0000000
FORD RICHARD A	1/31/2007	D207092549	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	6/12/2006	D206188549	0000000	0000000
CITIMORTGAGE INC	6/6/2006	D206176427	0000000	0000000
SHOFNER MARIA A MORGAN	11/15/2002	00161500000219	0016150	0000219
HISTORY MAKER HOMES LLC	7/16/2002	00158430000160	0015843	0000160
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 ⁺
2025	\$267,026	\$40,072	\$307,098	\$307,098
2024	\$267,026	\$40,072	\$307,098	\$307,098
2023	\$299,788	\$50,000	\$349,788	\$285,837
2022	\$244,313	\$50,000	\$294,313	\$259,852
2021	\$191,229	\$45,000	\$236,229	\$236,229
2020	\$191,229	\$45,000	\$236,229	\$221,123

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.