



**Address:** [6811 SHORE BREEZE CT](#)  
**City:** ARLINGTON  
**Georeference:** 38488--9  
**Subdivision:** SHORE BREEZE ADDITION  
**Neighborhood Code:** 1L0601

**Latitude:** 32.6789443737  
**Longitude:** -97.216419067  
**TAD Map:** 2084-368  
**MAPSCO:** TAR-094J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHORE BREEZE ADDITION Lot 9

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07629893

**Site Name:** SHORE BREEZE ADDITION-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,462

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,338

**Land Acres<sup>\*</sup>:** 0.1225

**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:**

VAN HORN DANA D

**Primary Owner Address:**

6811 SHORE BREEZE CT  
ARLINGTON, TX 76016

**Deed Date:** 12/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222295623](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMH TX PROPERTIES LP	11/11/2022	<a href="#">D222268167</a>		
ARP 2014-1 BORROWER LLC	8/26/2014	<a href="#">D214192570</a>		
AMERICAN RES LEASEING CO LLC	2/21/2014	<a href="#">D214041943</a>	0000000	0000000
DFW R20 LLC	7/2/2013	<a href="#">D213195253</a>	0000000	0000000
BROADWAY WILLIAM	12/28/2006	<a href="#">D207016864</a>	0000000	0000000
WOODHAVEN PARTNERS LTD	4/19/2001	00148530000451	0014853	0000451
FINANCIAL SPECIALISTS INC	1/1/2000	0000000000000000	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	\$270,271	\$55,000	\$325,271	\$325,271
2024	\$270,271	\$55,000	\$325,271	\$325,271
2023	\$268,338	\$55,000	\$323,338	\$323,338
2022	\$163,707	\$55,000	\$218,707	\$218,707
2021	\$163,707	\$55,000	\$218,707	\$218,707
2020	\$159,273	\$55,000	\$214,273	\$214,273

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.