



Address: [6904 SHORE BREEZE CT](#)
City: ARLINGTON
Georeference: 38488--24
Subdivision: SHORE BREEZE ADDITION
Neighborhood Code: 1L0601

Latitude: 32.6785713686
Longitude: -97.2170686468
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 24

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07630085

Site Name: SHORE BREEZE ADDITION-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,043

Percent Complete: 100%

Land Sqft^{*}: 5,251

Land Acres^{*}: 0.1205

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:

MANSUR YUSRA
MOHAMED MANSUR

Primary Owner Address:

6904 SHORE BREEZE CT
ARLINGTON, TX 76016-4252

Deed Date: 9/22/2023

Deed Volume:

Deed Page:

Instrument: [D223174640](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANSUR YUSRA	5/3/2017	D217115942		
NORRED KRISTEEN;NORRED RODNEY	12/27/2007	D208008290	0000000	0000000
JPMORGAN CHASE BANK	8/1/2006	D206251256	0000000	0000000
WILLIAMS HERBERT	9/11/2003	D203351423	0017215	0000313
HARRIS JOHNNY L	9/11/2003	D203347828	0017206	0000458
WOODHAVEN PARTNERS LTD	12/14/2000	00146620000452	0014662	0000452
FINANCIAL SPECIALISTS INC	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	\$256,364	\$55,000	\$311,364	\$311,364
2024	\$315,413	\$55,000	\$370,413	\$370,413
2023	\$313,168	\$55,000	\$368,168	\$368,168
2022	\$358,263	\$55,000	\$413,263	\$413,263
2021	\$240,022	\$55,000	\$295,022	\$295,022
2020	\$229,688	\$55,000	\$284,688	\$284,688

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.