



Address: [6701 IJAZ DR](#)
City: ARLINGTON
Georeference: 32124-1-41
Subdivision: PENNSYLVANIA GARDENS ADDITION
Neighborhood Code: 1L100J

Latitude: 32.6597824319
Longitude: -97.2144310595
TAD Map: 2084-360
MAPSCO: TAR-094W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PENNSYLVANIA GARDENS
ADDITION Block 1 Lot 41 50% UNDIVIDED
INTEREST

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KENNEDALE ISD (225)
Site Number: 07759010
Site Name: PENNSYLVANIA GARDENS ADDITION 1 41 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++: 4,685
State Code: A **Percent Complete:** 100%
Year Built: 2004 **Land Sqft*:** 9,317
Personal Property Amount: N/A **Acres:** 0.2138
Agent: None **Pool:** N
Notice Sent Date:
4/15/2025
Notice Value: \$320,080
Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
WAYNE AESCHLIMAN & MARILYN RUTH AESCHLIMAN REVOCABLE TRUST
Primary Owner Address:
6701 IJAZ DR
ARLINGTON, TX 76017-4975
Deed Date: 1/1/2019
Deed Volume:
Deed Page:
Instrument: [D214014640](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAYNE & M AECHLIMAN TRUST ETAL	1/17/2014	D214014640	0000000	0000000
LONG TRAN	9/30/2009	D209261829	0000000	0000000
TRAN NANCY L;TRAN STANLEY H	4/28/2004	D204137611	0000000	0000000
FIRST TEXAS HOMES INC	9/2/2003	D203334840	0017170	0000240
FYJIA LP	1/1/2001	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	\$282,580	\$37,500	\$320,080	\$296,205
2024	\$282,580	\$37,500	\$320,080	\$269,277
2023	\$283,928	\$37,500	\$321,428	\$244,797
2022	\$218,432	\$37,500	\$255,932	\$222,543
2021	\$182,312	\$20,000	\$202,312	\$202,312
2020	\$183,169	\$20,000	\$203,169	\$203,169

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.