



Address: [6504 OPUS DR](#)
City: ARLINGTON
Georeference: 13572F-K-6
Subdivision: FANNIN FARM WEST ADDITION
Neighborhood Code: 1M100F

Latitude: 32.6394068703
Longitude: -97.1465920099
TAD Map: 2108-352
MAPSCO: TAR-110E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FANNIN FARM WEST
ADDITION Block K Lot 6

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A
Year Built: 2002
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07766572
Site Name: FANNIN FARM WEST ADDITION-K-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,672
Percent Complete: 100%
Land Sqft^{*}: 7,341
Land Acres^{*}: 0.1685
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:
NGUYEN MICHAEL
NGUYEN KAY T
Primary Owner Address:
6504 OPUS DR
ARLINGTON, TX 76001-5810

Deed Date: 9/30/2002
Deed Volume: 0016020
Deed Page: 0000397
Instrument: 00160200000397

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LP	9/18/2001	00151520000045	0015152	0000045
DALMAC-SHELTON FANNIN FMS LTD	1/1/2001	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	\$207,458	\$65,000	\$272,458	\$272,458
2024	\$262,277	\$65,000	\$327,277	\$327,277
2023	\$330,639	\$65,000	\$395,639	\$375,324
2022	\$291,397	\$55,000	\$346,397	\$341,204
2021	\$255,185	\$55,000	\$310,185	\$310,185
2020	\$234,071	\$55,000	\$289,071	\$289,071

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.