



**Address:** [6616 KINROSS DR](#)  
**City:** ARLINGTON  
**Georeference:** 24507-11-7  
**Subdivision:** LYNN CREEK VILLAGE ADDITION  
**Neighborhood Code:** 1S020Z

**Latitude:** 32.6375663685  
**Longitude:** -97.0914765186  
**TAD Map:** 2120-352  
**MAPSCO:** TAR-111G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LYNN CREEK VILLAGE  
ADDITION Block 11 Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$269,501

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

**Site Number:** 07792700

**Site Name:** LYNN CREEK VILLAGE ADDITION-11-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,485

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,009

**Land Acres<sup>\*</sup>:** 0.1150

**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:**

PHILLIP GWENDOLYN

**Primary Owner Address:**

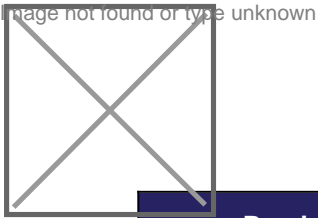
6616 KINROSS DR  
ARLINGTON, TX 76002-5567

**Deed Date:** 3/26/2003

**Deed Volume:** 0016606

**Deed Page:** 0000310

**Instrument:** 00166060000310



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES TEXAS LP	12/19/2001	00155460000188	0015546	0000188
LYNN CREEK-ARLINGTON LTD	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 <sup>+</sup>
2025	\$224,416	\$45,085	\$269,501	\$269,501
2024	\$224,416	\$45,085	\$269,501	\$265,950
2023	\$247,474	\$50,000	\$297,474	\$241,773
2022	\$169,794	\$50,000	\$219,794	\$219,794
2021	\$157,924	\$50,000	\$207,924	\$207,924
2020	\$141,158	\$50,000	\$191,158	\$191,158

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.