



**Address:** [6101 WINTER PARK LN](#)  
**City:** ARLINGTON  
**Georeference:** 7608-2-10  
**Subdivision:** COLDWATER CREEK ADDITION  
**Neighborhood Code:** 1S020F

**Latitude:** 32.6470244893  
**Longitude:** -97.0836764129  
**TAD Map:** 2126-356  
**MAPSCO:** TAR-111D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COLDWATER CREEK  
ADDITION Block 2 Lot 10

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 40406547

**Site Name:** COLDWATER CREEK ADDITION-2-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,916

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,797

**Land Acres<sup>\*</sup>:** 0.1789

**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:**

NGUYEN VI

**Primary Owner Address:**

6101 WINTER PARK LN  
ARLINGTON, TX 76018-3095

**Deed Date:** 5/28/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213134425](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	2/12/2013	<a href="#">D213088371</a>	0000000	0000000
MIDFIRST BANK	2/5/2013	<a href="#">D213039267</a>	0000000	0000000
COHEA CHANDRA	10/17/2005	<a href="#">D205318059</a>	0000000	0000000
CHOICE HOMES INC	5/24/2005	205147449	0000000	0000000
COLDWATER CREEK JOINT VENTURE	1/1/2003	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	\$208,917	\$70,173	\$279,090	\$279,090
2024	\$239,927	\$70,173	\$310,100	\$310,100
2023	\$269,000	\$50,000	\$319,000	\$286,572
2022	\$241,057	\$50,000	\$291,057	\$260,520
2021	\$186,836	\$50,000	\$236,836	\$236,836
2020	\$186,836	\$50,000	\$236,836	\$220,356

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.