



Address: [506 FLINTWOOD LN](#)
City: ARLINGTON
Georeference: 8894D-2-5
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6147022884
Longitude: -97.1036540692
TAD Map: 2120-344
MAPSCO: TAR-111T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CROSSING AT RUIDOSA
RIDGE Block 2 Lot 5

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$334,126

Protest Deadline Date: 5/24/2024

Site Number: 40619877

Site Name: CROSSING AT RUIDOSA RIDGE-2-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,776

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

HUYNH PHI
RICO ANTONIO

Primary Owner Address:

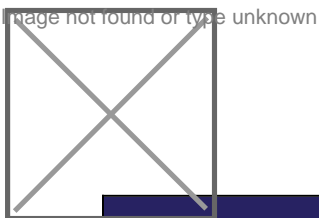
506 FLINTWOOD LN
ARLINGTON, TX 76002

Deed Date: 10/29/2024

Deed Volume:

Deed Page:

Instrument: [D224194207](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NOBLES LAURA	1/20/2017	D217015639		
VIDAL MARCOS	12/12/2008	D208460084	0000000	0000000
DEUTSCHE BANK TRUST COMPANY	12/11/2008	D208460083	0000000	0000000
SUNTRUST MORTGAGE INC	9/2/2008	D208350713	0000000	0000000
HOWITT MICHAEL A	3/22/2006	D206087622	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2004	0000000000000000	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	\$265,000	\$60,000	\$325,000	\$325,000
2024	\$274,126	\$60,000	\$334,126	\$255,552
2023	\$291,267	\$60,000	\$351,267	\$232,320
2022	\$216,055	\$45,000	\$261,055	\$211,200
2021	\$147,000	\$45,000	\$192,000	\$192,000
2020	\$147,000	\$45,000	\$192,000	\$192,000

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.