



**Address:** [6810 BIG BEND LN](#)  
**City:** ARLINGTON  
**Georeference:** 31744A-4-5  
**Subdivision:** PARKCREST PLACE  
**Neighborhood Code:** 1M060C

**Latitude:** 32.6277450789  
**Longitude:** -97.086969653  
**TAD Map:** 2126-348  
**MAPSCO:** TAR-111L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKCREST PLACE Block 4 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:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$373,170

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

**Site Number:** 40817911

**Site Name:** PARKCREST PLACE-4-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,323

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,498

**Land Acres<sup>\*</sup>:** 0.2410

**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:**

BUI GIAO VAN  
NGUYEN HONG THI

**Primary Owner Address:**

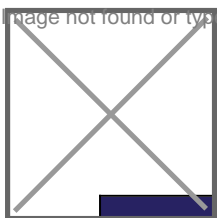
6810 BIG BEND LN  
ARLINGTON, TX 76002

**Deed Date:** 5/29/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220124354](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN THUY	8/7/2014	<a href="#">D214171486</a>		
OVINCY JAMES	6/14/2013	<a href="#">D213155440</a>	0000000	0000000
HMH LIFESTYES LP	3/6/2013	<a href="#">D213056920</a>	0000000	0000000
FIRST CLASS HOMES INC	7/14/2010	<a href="#">D211013934</a>	0000000	0000000
GRAHAM MORTGAGE CORPORATION	2/5/2008	<a href="#">D208041309</a>	0000000	0000000
JMP PARTNERS LP	9/14/2005	<a href="#">D206279905</a>	0000000	0000000
BRIGHT STAR PRTN GROUP LP	1/1/2005	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	\$313,170	\$60,000	\$373,170	\$373,170
2024	\$313,170	\$60,000	\$373,170	\$356,693
2023	\$329,860	\$60,000	\$389,860	\$324,266
2022	\$275,952	\$50,000	\$325,952	\$294,787
2021	\$217,988	\$50,000	\$267,988	\$267,988
2020	\$185,000	\$50,000	\$235,000	\$235,000

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

- 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.