



Address: [6812 BIG BEND LN](#)
City: ARLINGTON
Georeference: 31744A-4-6
Subdivision: PARKCREST PLACE
Neighborhood Code: 1M060C

Latitude: 32.6274533145
Longitude: -97.0869234909
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 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: 2010

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40817938

Site Name: PARKCREST PLACE-4-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,656

Percent Complete: 100%

Land Sqft^{*}: 7,318

Land Acres^{*}: 0.1679

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:

JAIME MANUEL

Primary Owner Address:

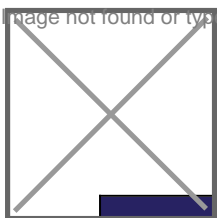
6812 BIG BEND LN
ARLINGTON, TX 76002

Deed Date: 6/19/2020

Deed Volume:

Deed Page:

Instrument: [D220146855](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAPP BRITTNI;MAPP DARRYL	3/5/2019	D219047204		
Unlisted	6/3/2013	D213142270	0000000	0000000
HMH LIFESTYLES LP	7/19/2010	D210175146	0000000	0000000
FIRST CLASS HOMES INC	7/14/2010	D211013934	0000000	0000000
GRAHAM MORTGAGE CORPORATION	2/5/2008	D208041309	0000000	0000000
JMP PARTNERS LP	9/14/2005	D206279905	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 ⁺
2025	\$339,782	\$60,000	\$399,782	\$399,782
2024	\$339,782	\$60,000	\$399,782	\$399,782
2023	\$357,977	\$60,000	\$417,977	\$417,977
2022	\$299,268	\$50,000	\$349,268	\$349,268
2021	\$236,134	\$50,000	\$286,134	\$286,134
2020	\$211,024	\$50,000	\$261,024	\$261,024

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.