



**Address:** [6501 UNION DR](#)  
**City:** ARLINGTON  
**Georeference:** 27988A-2-4  
**Subdivision:** NEW YORK COMMONS ADD  
**Neighborhood Code:** 1S010N

**Latitude:** 32.6397061487  
**Longitude:** -97.077063344  
**TAD Map:** 2126-352  
**MAPSCO:** TAR-111H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NEW YORK COMMONS ADD  
Block 2 Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2009

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$461,164

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

**Site Number:** 41114922  
**Site Name:** NEW YORK COMMONS ADD-2-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,717  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,242  
**Land Acres<sup>\*</sup>:** 0.1662  
**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

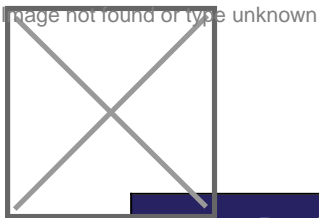
**Current Owner:**

RUFFIN MELVIN C JR  
RUFFIN

**Primary Owner Address:**

6501 UNION DR  
ARLINGTON, TX 76002-6609

**Deed Date:** 3/24/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D210083421](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAVILLION BANK	1/8/2010	<a href="#">D210005791</a>	0000000	0000000
PRESTIGE FIVE STAR HOMES INC	6/5/2009	<a href="#">D209168135</a>	0000000	0000000
NEW YORK COMMONS LP	1/1/2006	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	\$395,986	\$65,178	\$461,164	\$461,164
2024	\$395,986	\$65,178	\$461,164	\$451,875
2023	\$397,832	\$40,000	\$437,832	\$410,795
2022	\$342,282	\$40,000	\$382,282	\$373,450
2021	\$299,500	\$40,000	\$339,500	\$339,500
2020	\$299,500	\$40,000	\$339,500	\$339,500

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.