



**Address:** [6307 MINUTEMAN LN](#)  
**City:** ARLINGTON  
**Georeference:** 7789-5-15  
**Subdivision:** COLONIAL ESTATES  
**Neighborhood Code:** 1S0201

**Latitude:** 32.6421944883  
**Longitude:** -97.1104676481  
**TAD Map:** 2114-352  
**MAPSCO:** TAR-111E



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

## PROPERTY DATA

**Legal Description:** COLONIAL ESTATES Block 5  
Lot 15

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05148588

**Site Name:** COLONIAL ESTATES-5-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,799

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,444

**Land Acres<sup>\*</sup>:** 0.1708

**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:**  
VILLANI LORETO  
**Primary Owner Address:**  
6307 MINUTEMAN LN  
ARLINGTON, TX 76002-2728

**Deed Date:** 7/18/1986  
**Deed Volume:** 0008618  
**Deed Page:** 0001585  
**Instrument:** 00086180001585

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOOKER BARNES HOMES	11/19/1985	00083740001494	0008374	0001494
COLONIAL BEND ESTATES	3/11/1985	00081150000037	0008115	0000037
PATRICK H MATTHEWS CO	6/21/1984	00078660001177	0007866	0001177
C I C DEVELOPMENT INC	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$211,013	\$66,996	\$278,009	\$261,012
2023	\$252,818	\$20,000	\$272,818	\$237,284
2022	\$215,862	\$20,000	\$235,862	\$215,713
2021	\$176,103	\$20,000	\$196,103	\$196,103
2020	\$178,382	\$17,721	\$196,103	\$196,103

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.