



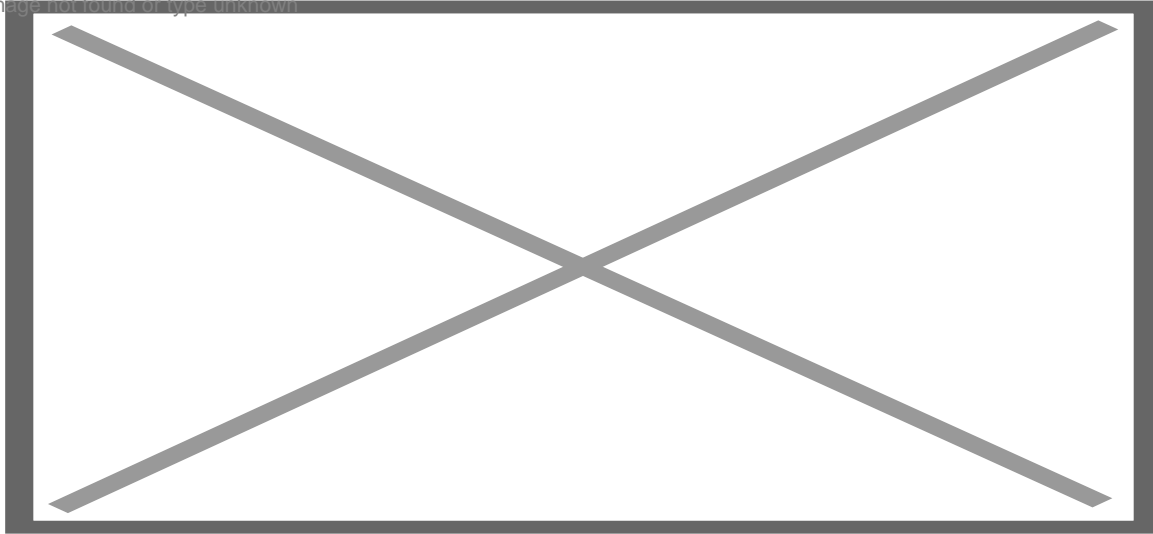
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Address: [6309 AIRES DR](#)
City: ARLINGTON
Georeference: 37925-9-3
Subdivision: SEVILLE HILLS SUBDIVISION
Neighborhood Code: 1M020R

Latitude: 32.6421579476
Longitude: -97.1224666371
TAD Map: 2114-352
MAPSCO: TAR-110H



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

PROPERTY DATA

Legal Description: SEVILLE HILLS SUBDIVISION
Block 9 Lot 3

Jurisdictions:

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

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 05521319

Site Name: SEVILLE HILLS SUBDIVISION-9-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,500

Percent Complete: 100%

Land Sqft*: 6,084

Land Acres*: 0.1396

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:
THIBODEAU TERESA LYNN
Primary Owner Address:
6309 AIRES DR
ARLINGTON, TX 76001-7450

Deed Date: 7/28/2020
Deed Volume:
Deed Page:
Instrument: [D220293131](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PETERSON R P THIBODEAU;PETERSON T L	10/3/1985	00083280001062	0008328	0001062
EXPRESSWAY INVESTMENTS	12/21/1984	00080140000402	0008014	0000402
SEVILLE REALTY	1/1/1984	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$207,565	\$45,000	\$252,565	\$252,565
2023	\$243,858	\$45,000	\$288,858	\$243,913
2022	\$204,260	\$35,000	\$239,260	\$221,739
2021	\$166,697	\$35,000	\$201,697	\$201,581
2020	\$151,676	\$35,000	\$186,676	\$183,255

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.