



Address: [6402 LOTUS DR](#)
City: ARLINGTON
Georeference: 37925-15-33
Subdivision: SEVILLE HILLS SUBDIVISION
Neighborhood Code: 1M020R

Latitude: 32.6418385994
Longitude: -97.1270395772
TAD Map: 2114-352
MAPSCO: TAR-110G



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

PROPERTY DATA

Legal Description: SEVILLE HILLS SUBDIVISION
Block 15 Lot 33

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: None

Protest Deadline Date: 5/15/2025

Site Number: 05525462

Site Name: SEVILLE HILLS SUBDIVISION-15-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,284

Percent Complete: 100%

Land Sqft^{*}: 6,279

Land Acres^{*}: 0.1441

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:
CARDENAS STEVE
Primary Owner Address:
6402 LOTUS DR
ARLINGTON, TX 76001-7412

Deed Date: 10/13/2017
Deed Volume:
Deed Page:
Instrument: [D217245182](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORENO JOHN E	8/30/2000	00145050000281	0014505	0000281
WENBERG TIMOTHY C	9/14/1992	00107790002334	0010779	0002334
KARPF JEANNE WEAVER;KARPF TIMOTHY	10/16/1985	00083430000984	0008343	0000984
OLDHAM HIXSON CONST	11/28/1984	00080100000418	0008010	0000418
JACON INC	11/26/1984	00080100000416	0008010	0000416
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	\$191,683	\$45,000	\$236,683	\$235,720
2023	\$224,852	\$45,000	\$269,852	\$214,291
2022	\$188,698	\$35,000	\$223,698	\$194,810
2021	\$151,107	\$35,000	\$186,107	\$177,100
2020	\$126,000	\$35,000	\$161,000	\$161,000

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.