

LOCATION

Address: [6306 AVANTI DR](#)

City: ARLINGTON

Georeference: 37925-16-6

Subdivision: SEVILLE HILLS SUBDIVISION

Neighborhood Code: 1M020R

Latitude: 32.6425056496

Longitude: -97.1278545017

TAD Map: 2114-352

MAPSCO: TAR-110G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SEVILLE HILLS SUBDIVISION

Block 16 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: 1985

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988) **Pool:** N

Protest Deadline Date: 5/15/2025

Site Number: 05525586

Site Name: SEVILLE HILLS SUBDIVISION-16-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,414

Percent Complete: 100%

Land Sqft^{*}: 6,038

Land Acres^{*}: 0.1386

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

YAMASA CO LTD

Primary Owner Address:

PO BOX 4090

SCOTTSDALE, AZ 85261

Deed Date: 8/27/2021

Deed Volume:

Deed Page:

Instrument: [D221268892](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OP SPE PHX1 LLC	6/2/2021	D221158523		
MACE JAIME D	3/19/2002	00155530000054	0015553	0000054
LEAL GARY J;LEAL LINDA R	8/19/1996	00124830000681	0012483	0000681
LOV KIEU	8/13/1993	00111930001232	0011193	0001232
DUSKIN MICHAEL A;DUSKIN MICHELE	5/30/1991	00102760001759	0010276	0001759
SECRETARY OF HUD	2/6/1991	00101930001633	0010193	0001633
ATLANTIC MTG & INVEST CORP	2/5/1991	00101690002231	0010169	0002231
KILLIAN LADONNA	5/11/1990	00099870002009	0009987	0002009
CHAPPELL DIANE C;CHAPPELL ROLAND E	12/31/1985	00084130001843	0008413	0001843
E C W BLDRS INC	4/25/1985	00081610001950	0008161	0001950
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	\$183,000	\$45,000	\$228,000	\$228,000
2023	\$225,000	\$45,000	\$270,000	\$270,000
2022	\$199,060	\$35,000	\$234,060	\$234,060
2021	\$162,828	\$35,000	\$197,828	\$197,828
2020	\$148,349	\$35,000	\$183,349	\$180,859

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.