

LOCATION

Address: [6216 AVANTI DR](#)

City: ARLINGTON

Georeference: 37925-16-12

Subdivision: SEVILLE HILLS SUBDIVISION

Neighborhood Code: 1M020R

Latitude: 32.6434951788

Longitude: -97.1278466126

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 12

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 05525837

Site Name: SEVILLE HILLS SUBDIVISION-16-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,432

Percent Complete: 100%

Land Sqft^{*}: 6,047

Land Acres^{*}: 0.1388

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:

RIOS ANTONIO A JR

Primary Owner Address:

6216 AVANTI DR

ARLINGTON, TX 76001

Deed Date: 6/16/2021

Deed Volume:

Deed Page:

Instrument: [D221184632](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARMON STEPHANIE	6/26/2018	D218141904		
EGM PROPERTIES LLC	4/6/2018	D218074766		
LANFORD DAVID BLAINE	4/27/2011	D213208384	0000000	0000000
HIXLO LTD	9/7/2010	D210231052	0000000	0000000
BRADFORD DENNIS A	6/3/2005	D205165918	0000000	0000000
SCIFRES JOHN K;SCIFRES MELINDA	7/15/1993	00111500001156	0011150	0001156
SLEMMONS KATHY L;SLEMMONS TERRY	4/25/1990	00099110000241	0009911	0000241
COMMONWEALTH BANK-LAMAR	2/17/1987	00088470000896	0008847	0000896
OLDHAM-HIXSON CONSTRUCTION	7/31/1985	00082600001469	0008260	0001469
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	\$176,728	\$45,000	\$221,728	\$221,728
2023	\$218,340	\$45,000	\$263,340	\$242,000
2022	\$185,000	\$35,000	\$220,000	\$220,000
2021	\$185,121	\$35,000	\$220,121	\$214,218
2020	\$159,744	\$35,000	\$194,744	\$194,744

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.