

## LOCATION

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**Address:** [6202 AVANTI DR](#)  
**City:** ARLINGTON  
**Georeference:** 37925-16-18  
**Subdivision:** SEVILLE HILLS SUBDIVISION  
**Neighborhood Code:** 1M020R

**Latitude:** 32.6445358085  
**Longitude:** -97.1278398181  
**TAD Map:** 2114-352  
**MAPSCO:** TAR-110C



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** SEVILLE HILLS SUBDIVISION  
Block 16 Lot 18

**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:** 05525918

**Site Name:** SEVILLE HILLS SUBDIVISION-16-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,132

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,529

**Land Acres<sup>\*</sup>:** 0.1498

**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

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**Current Owner:**

SAMUELS DERRICK  
SAMUELS ENGLAND

**Primary Owner Address:**

2618 MORGAN ANN AVE  
MANSFIELD, TX 76063-3728

**Deed Date:** 6/5/2003

**Deed Volume:** 0016828

**Deed Page:** 0000320

**Instrument:** 00168280000320

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PALMER CONNIE D;PALMER DELANO	11/29/2000	00146440000589	0014644	0000589
SCHMUCK BARBARA;SCHMUCK THOMAS	12/18/1986	00087840000815	0008784	0000815
KACZKOWSKI DEBRA;KACZKOWSKI DONALD	5/28/1986	00085630000083	0008563	0000083
WRIGHT CUSTOM HOMES	2/6/1986	00084480000460	0008448	0000460
FIRST CITY BANK CENTRAL ARL NA	2/5/1986	00084480000458	0008448	0000458
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$180,883	\$45,000	\$225,883	\$225,883
2023	\$211,344	\$45,000	\$256,344	\$256,344
2022	\$178,230	\$35,000	\$213,230	\$213,230
2021	\$146,818	\$35,000	\$181,818	\$181,818
2020	\$134,292	\$35,000	\$169,292	\$169,292

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.