

# Tarrant Appraisal District Property Information | PDF Account Number: 06720153

### Address: 6707 CLEAR CREEK DR

City: ARLINGTON Georeference: 10895-15-7R Subdivision: EDEN ROAD ESTATES Neighborhood Code: 1M020A Latitude: 32.636631276 Longitude: -97.1250612815 TAD Map: 2114-352 MAPSCO: TAR-110G





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

### PROPERTY DATA

#### Legal Description: EDEN ROAD ESTATES Block 15 Lot 7R

#### Jurisdictions:

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

### State Code: A

Year Built: 1995

#### Personal Property Account: N/A

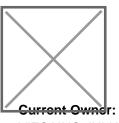
Agent: None

+++ Rounded.

Site Number: 06720153 Site Name: EDEN ROAD ESTATES-15-7R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,696 Percent Complete: 100% Land Sqft\*: 7,188 Land Acres\*: 0.1650 Pool: N

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

## **OWNER INFORMATION**



VIZCAINO JULIAN A MARTINEZ KARINA

Primary Owner Address: 6707 CLEAR CREEK DR ARLINGTON, TX 76001-7491 Deed Date: 11/24/2015 Deed Volume: Deed Page: Instrument: D215269324

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELLY JESSICA LUKER;KELLY JONAS L	8/28/2009	D209237318	000000	0000000
CHAMBERS BETHANY;CHAMBERS DAVID W	7/15/2004	D204222144	000000	0000000
SEC OF HUD	4/13/2004	D204156600	000000	0000000
WELLS FARGO HOME MORTGAGE INC	4/6/2004	D204107716	000000	0000000
HENLEY JEFFREY L	11/7/2002	00161500000017	0016150	0000017
RUDDER GEORGE;RUDDER SUZANNE	2/22/2002	00155260000144	0015526	0000144
RUDDER GEORGE	6/26/2000	00144170000124	0014417	0000124
BOEHNKE DAWN M;BOEHNKE MATTHEW A	1/10/1997	00126400001049	0012640	0001049
MICHAEL LORI A;MICHAEL RAJENDRAN S	6/27/1995	00120120000078	0012012	0000078
CHOICE HOMES INC	4/19/1995	00119430000845	0011943	0000845
EDEN ROAD ESTATES JV	1/1/1994	000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$285,920	\$45,000	\$330,920	\$330,920
2023	\$289,097	\$45,000	\$334,097	\$334,097
2022	\$228,047	\$35,000	\$263,047	\$263,047
2021	\$209,715	\$35,000	\$244,715	\$244,715
2020	\$178,203	\$35,000	\$213,203	\$213,203



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.