

## LOCATION

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**Address:** [6304 MERCEDES DR](#)

**City:** ARLINGTON

**Georeference:** 37925-13-28

**Subdivision:** SEVILLE HILLS SUBDIVISION

**Neighborhood Code:** 1M020R

**Latitude:** 32.6426579075

**Longitude:** -97.1254129092

**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

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**Legal Description:** SEVILLE HILLS SUBDIVISION

Block 13 Lot 28

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05523915

**Site Name:** SEVILLE HILLS SUBDIVISION-13-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,554

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,656

**Land Acres<sup>\*</sup>:** 0.1298

**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:**

MARTINEZ ISRAEL

**Primary Owner Address:**

6304 MERCEDES DR  
ARLINGTON, TX 76001

**Deed Date:** 10/31/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222261986](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST 1	5/10/2022	<a href="#">D222125826</a>		
SUTTON BENJAMIN N;SUTTON SAVANNAH M	11/30/2017	<a href="#">D217280209</a>		
EXIT HOME BUYERS LLC	9/1/2017	<a href="#">D217200589</a>		
HEB HOMES LLC	8/31/2017	<a href="#">D217201660</a>		
MARTIN DEREK E	12/18/2006	<a href="#">D206399866</a>	0000000	0000000
SECRETARY OF HUD	6/14/2006	<a href="#">D206216809</a>	0000000	0000000
CITIMORTGAGE INC	6/6/2006	<a href="#">D206176444</a>	0000000	0000000
PROUTT BYRON	9/30/2004	<a href="#">D204312748</a>	0000000	0000000
SBINI LISA SCHRANK;SBINI SAM	6/15/1990	00099790001397	0009979	0001397
HIBLER DANA;HIBLER LORAN D JR	12/1/1984	00081000001342	0008100	0001342
T M MCKINNEY CORP	10/25/1984	00079940000109	0007994	0000109
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	\$211,723	\$45,000	\$256,723	\$256,723
2023	\$225,000	\$45,000	\$270,000	\$270,000
2022	\$208,404	\$35,000	\$243,404	\$225,757
2021	\$170,234	\$35,000	\$205,234	\$205,234
2020	\$154,976	\$35,000	\$189,976	\$189,976

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

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- 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.