



## LOCATION

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**Address:** [6306 MERCEDES DR](#)  
**City:** ARLINGTON  
**Georeference:** 37925-13-29  
**Subdivision:** SEVILLE HILLS SUBDIVISION  
**Neighborhood Code:** 1M020R

**Latitude:** 32.6424925902  
**Longitude:** -97.1254146922  
**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 29

**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:** 05523931

**Site Name:** SEVILLE HILLS SUBDIVISION-13-29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,288

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,962

**Land Acres<sup>\*</sup>:** 0.1368

**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:**

STENCIL ADRIENNE

**Primary Owner Address:**

3408 TIPPERARY DR  
GRAND PRAIRIE, TX 75052-8016

**Deed Date:** 1/31/1989

**Deed Volume:** 0009515

**Deed Page:** 0000911

**Instrument:** 00095150000911

| Previous Owners          | Date       | Instrument     | Deed Volume | Deed Page |
|--------------------------|------------|----------------|-------------|-----------|
| SECRETARY OF HUD         | 7/6/1988   | 00093410001765 | 0009341     | 0001765   |
| COMMONWEALTH MORTGAGE CO | 7/5/1988   | 00093230000236 | 0009323     | 0000236   |
| RONASIAN MAHIN           | 8/29/1985  | 00082930000165 | 0008293     | 0000165   |
| AMAN ABDY;AMAN MAHIN     | 2/21/1985  | 00080980001170 | 0008098     | 0001170   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$170,000          | \$45,000    | \$215,000    | \$215,000                    |
| 2023 | \$196,000          | \$45,000    | \$241,000    | \$241,000                    |
| 2022 | \$137,193          | \$35,000    | \$172,193    | \$172,193                    |
| 2021 | \$137,193          | \$35,000    | \$172,193    | \$172,193                    |
| 2020 | \$137,193          | \$35,000    | \$172,193    | \$172,193                    |

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.