

## LOCATION

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**Address:** [6704 VICTORY CREST DR](#)  
**City:** ARLINGTON  
**Georeference:** 7785G-B-19  
**Subdivision:** COLLINS TERRACE ADDITION  
**Neighborhood Code:** 1S020F

**Latitude:** 32.6376535508  
**Longitude:** -97.0883347748  
**TAD Map:** 2126-352  
**MAPSCO:** TAR-111G



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:** COLLINS TERRACE ADDITION  
Block B Lot 19

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07883676

**Site Name:** COLLINS TERRACE ADDITION-B-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,760

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,581

**Land Acres<sup>\*</sup>:** 0.1969

**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:**

WASHINGTON LYNDAL PATRICE

**Primary Owner Address:**

6704 VICTORY CREST DR  
ARLINGTON, TX 76002

**Deed Date:** 8/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222194276](#)

| Previous Owners                     | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------|-------------|-----------|
| WASHINGTON FREDERICK A;WASHINGTON L | 12/13/2002 | 00162280000065 | 0016228     | 0000065   |
| MERCEDES HOMES OF TEXAS LTD         | 9/10/2002  | 00159910000469 | 0015991     | 0000469   |
| SANDLIN DELAFIELD INC               | 5/10/2002  | 00157070000019 | 0015707     | 0000019   |
| MIKE SANDLIN HOMES INC              | 1/1/2001   | 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 | \$318,101          | \$77,229    | \$395,330    | \$357,466                    |
| 2023 | \$327,272          | \$50,000    | \$377,272    | \$324,969                    |
| 2022 | \$312,212          | \$50,000    | \$362,212    | \$295,426                    |
| 2021 | \$228,861          | \$50,000    | \$278,861    | \$268,569                    |
| 2020 | \$229,947          | \$50,000    | \$279,947    | \$244,154                    |

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.