



Address: [7304 LIGHTHOUSE RD](#)
City: ARLINGTON
Georeference: 23213H-3-26
Subdivision: LAKE PORT VILLAGE ADDITION
Neighborhood Code: 1M060A

Latitude: 32.6293925796
Longitude: -97.0701086506
TAD Map: 2132-348
MAPSCO: TAR-112J



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

PROPERTY DATA

Legal Description: LAKE PORT VILLAGE
ADDITION Block 3 Lot 26

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07187688

Site Name: LAKE PORT VILLAGE ADDITION-3-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,380

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1650

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

NISTTAHUZ JAIME Y
NISTTAHUZ R F

Primary Owner Address:

7304 LIGHTHOUSE RD
ARLINGTON, TX 76002-3882

Deed Date: 10/14/1999

Deed Volume: 0014105

Deed Page: 0000230

Instrument: 00141050000230

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARUFMAN & BROAD LONE STAR LP	4/12/1999	00137650000100	0013765	0000100
INTERIM FINANCIAL SERVICE	11/25/1998	00135420000280	0013542	0000280
KAUFMAN & BROAD OF TEXAS LTD	1/1/1998	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	\$333,785	\$55,000	\$388,785	\$388,785
2023	\$384,927	\$55,000	\$439,927	\$354,813
2022	\$312,925	\$45,000	\$357,925	\$322,557
2021	\$253,842	\$45,000	\$298,842	\$293,234
2020	\$221,576	\$45,000	\$266,576	\$266,576

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.