



Address: [7628 CRESSWELL DR](#)
City: ARLINGTON
Georeference: 39556C-8-12
Subdivision: SOUTH RIDGE HILLS ADDITION
Neighborhood Code: 1M020I

Latitude: 32.6219216569
Longitude: -97.1212476015
TAD Map: 2114-344
MAPSCO: TAR-110R



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

PROPERTY DATA

Legal Description: SOUTH RIDGE HILLS
ADDITION Block 8 Lot 12

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

State Code: A
Year Built: 2001
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 07400020
Site Name: SOUTH RIDGE HILLS ADDITION-8-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,247
Percent Complete: 100%
Land Sqft* : 6,142
Land Acres* : 0.1410
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:
MOLINAR RAUL

Deed Date: 12/11/2018

Deed Volume:

Deed Page:

Instrument: [D218274011](#)

Primary Owner Address:
2406 GREEN PARK DR
ARLINGTON, TX 76017

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOYLEY DAMIAN L;DOYLEY ZUREKA	8/14/2015	D215183315		
WACHSMANN BRADLEY;WACHSMANN JULIE	3/29/2002	00160230000190	0016023	0000190
WACHSMANN BRADL;WACHSMANN JULIE L	3/29/2002	00160230000190	0016023	0000190
K B HOME LONE STAR LP	8/15/2001	00150810000269	0015081	0000269
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
KARUFMAN & BROAD LONE STAR LP	1/1/1999	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	\$284,280	\$55,000	\$339,280	\$339,280
2023	\$284,000	\$55,000	\$339,000	\$339,000
2022	\$254,300	\$40,000	\$294,300	\$294,300
2021	\$197,564	\$40,000	\$237,564	\$237,564
2020	\$178,468	\$40,000	\$218,468	\$218,468

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.