



Address: [7607 TIN CUP DR](#)
City: ARLINGTON
Georeference: 39556C-8-29
Subdivision: SOUTH RIDGE HILLS ADDITION
Neighborhood Code: 1M020I

Latitude: 32.6220455307
Longitude: -97.1234942151
TAD Map: 2114-344
MAPSCO: TAR-110Q



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

PROPERTY DATA

Legal Description: SOUTH RIDGE HILLS
ADDITION Block 8 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: 2002
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 07782063
Site Name: SOUTH RIDGE HILLS ADDITION-8-29
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,591
Percent Complete: 100%
Land Sqft^{*}: 5,662
Land Acres^{*}: 0.1300
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:

BAF 4 LLC

Primary Owner Address:

401 CONGRESS AVE FLOOR 33
AUSTIN, TX 78701

Deed Date: 12/20/2024

Deed Volume:

Deed Page:

Instrument: [D224230001](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAF ASSETS LLC	6/18/2020	D220144049		
BAF 1 LLC	7/24/2019	D219163225		
DAL RESIDENTIAL I LLC	3/5/2013	D213226085	0000000	0000000
CHAHAYEC SAMIR	2/27/2006	D206058548	0000000	0000000
SECRETARY OF HUD	12/6/2004	D204387125	0000000	0000000
MTG ELECTRONIC REG SYSTEMS INC	11/2/2004	D204348806	0000000	0000000
MANUEL VIVIAN M	4/26/2002	00156660000224	0015666	0000224
KARUFMAN & BROAD LONE STAR LP	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$304,316	\$55,000	\$359,316	\$359,316
2023	\$305,000	\$55,000	\$360,000	\$360,000
2022	\$260,000	\$40,000	\$300,000	\$300,000
2021	\$172,390	\$40,000	\$212,390	\$212,390
2020	\$181,240	\$40,000	\$221,240	\$221,240

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.