



**Address:** [7601 TIN CUP DR](#)  
**City:** ARLINGTON  
**Georeference:** 39556C-8-31  
**Subdivision:** SOUTH RIDGE HILLS ADDITION  
**Neighborhood Code:** 1M020I

**Latitude:** 32.6223480917  
**Longitude:** -97.1233589893  
**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 31

**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:** 07782098  
**Site Name:** SOUTH RIDGE HILLS ADDITION Block 8 Lot 31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,845  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,840  
**Land Acres<sup>\*</sup>:** 0.1800  
**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**



**Current Owner:**

CARRION AREVALO JOHANNA GABRIELA

**Primary Owner Address:**

7601 TIN CUP DR  
ARLINGTON, TX 76001

**Deed Date:** 9/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221294382](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAFFERY DURR E;JAFFERY SHAHID	12/26/2001	00154190000308	0015419	0000308
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$335,567	\$55,000	\$390,567	\$390,567
2023	\$343,697	\$55,000	\$398,697	\$380,747
2022	\$306,134	\$40,000	\$346,134	\$346,134
2021	\$155,162	\$26,668	\$181,830	\$181,830
2020	\$140,064	\$26,668	\$166,732	\$166,732

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.