



**Address:** [7205 RUSTIC ROCK RD](#)  
**City:** ARLINGTON  
**Georeference:** 44058-1-71  
**Subdivision:** TWIN HILLS  
**Neighborhood Code:** 1M010Y

**Latitude:** 32.6291430313  
**Longitude:** -97.1542517967  
**TAD Map:** 2102-348  
**MAPSCO:** TAR-109M



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

**PROPERTY DATA**

**Legal Description:** TWIN HILLS Block 1 Lot 71

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800028120

**Site Name:** TWIN HILLS 1 71

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,879

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,263

**Land Acres<sup>\*</sup>:** 0.1670

**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:**

WAFAYEE MOHAMMAD  
WAFAYEE MUSTAFA ISHAQ

**Primary Owner Address:**

7203 RUSTIC ROCK RD  
ARLINGTON, TX 76001

**Deed Date:** 9/17/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220237349](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	4/28/2020	<a href="#">D220097339</a>		

## 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	\$307,000	\$75,000	\$382,000	\$382,000
2023	\$345,489	\$75,000	\$420,489	\$364,510
2022	\$256,373	\$75,000	\$331,373	\$331,373
2021	\$240,197	\$75,000	\$315,197	\$315,197
2020	\$0	\$45,000	\$45,000	\$45,000

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.