



LOCATION

Account Number: 42328762

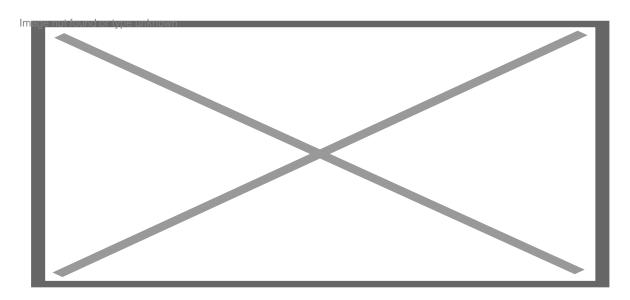
Address: 7209 RUSTIC ROCK RD

City: ARLINGTON

Georeference: 44058-1-73 Subdivision: TWIN HILLS Neighborhood Code: 1M010Y **Latitude:** 32.6288157784 **Longitude:** -97.1542591841

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 73

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: 800028122 Site Name: TWIN HILLS 1 73

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,095
Percent Complete: 100%

Land Sqft*: 7,243 Land Acres*: 0.1660

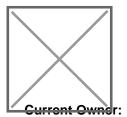
Pool: N

+++ Rounded.

OWNER INFORMATION

03-25-2025 Page 1

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



SW & BW FAMILY REVOCABLE TRUST

Primary Owner Address: 7209 RUSTIC ROCK RD ARLINGTON, TX 76001

Deed Date: 2/10/2021

Deed Volume: Deed Page:

Instrument: D221045758

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAFAYEE SHAH A	8/31/2020	D220218072		
HMH LIFESTYLES LP	3/31/2020	D220077808		

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$410,000	\$75,000	\$485,000	\$485,000
2023	\$425,000	\$75,000	\$500,000	\$447,811
2022	\$340,000	\$75,000	\$415,000	\$407,101
2021	\$295,092	\$75,000	\$370,092	\$370,092
2020	\$0	\$45,000	\$45,000	\$45,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

03-25-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.