



Address: [7217 FALLEN CREST LN](#)
City: ARLINGTON
Georeference: 44058-6-5
Subdivision: TWIN HILLS
Neighborhood Code: 1M010Y

Latitude: 32.6282230626
Longitude: -97.1552139385
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 6 Lot 5

Jurisdictions:

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

State Code: A

Year Built: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800028196

Site Name: TWIN HILLS 6 5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,442

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1650

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:

MARAMBAKUYANA ZENAS FUNGAI
MARAMBAKUYANA CATHLINE

Primary Owner Address:

7217 FALLEN CREST LN
ARLINGTON, TX 76001

Deed Date: 4/16/2021

Deed Volume:

Deed Page:

Instrument: [D221106856](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	10/14/2020	D220269518		

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	\$486,459	\$75,000	\$561,459	\$550,364
2023	\$490,000	\$75,000	\$565,000	\$500,331
2022	\$379,846	\$75,000	\$454,846	\$454,846
2021	\$0	\$45,000	\$45,000	\$45,000
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.