

LOCATION

Account Number: 42329530

Address: 7211 FALLEN CREST LN

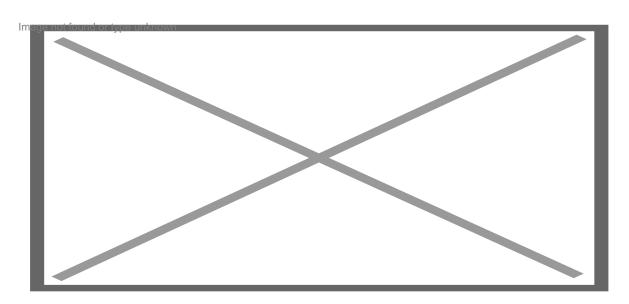
City: ARLINGTON

Georeference: 44058-6-8
Subdivision: TWIN HILLS
Neighborhood Code: 1M010Y

Latitude: 32.6286305857 **Longitude:** -97.1552071887

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 8

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: OWNWELL INC (12140) Protest Deadline Date: 5/15/2025 Site Number: 800028199 Site Name: TWIN HILLS 6 8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,777
Percent Complete: 100%

Land Sqft*: 7,200 Land Acres*: 0.1650

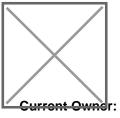
Pool: N

+++ Rounded.

OWNER INFORMATION

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



MATHAI JOY JOY ELCY

Primary Owner Address: 7211 FALLEN CREST LN ARLINGTON, TX 76001 **Deed Date:** 12/20/2022

Deed Volume: Deed Page:

Instrument: D222292146

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN MARQUITA	6/23/2020	D220149797		
HMH LIFESTYLES LP	2/11/2020	D220033320		

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	\$271,129	\$75,000	\$346,129	\$346,129
2023	\$292,000	\$75,000	\$367,000	\$367,000
2022	\$246,846	\$75,000	\$321,846	\$321,846
2021	\$231,360	\$75,000	\$306,360	\$306,360
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.

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