



Address: [7212 FALLEN CREST LN](#)
City: ARLINGTON
Georeference: 44058-7-17
Subdivision: TWIN HILLS
Neighborhood Code: 1M010Y

Latitude: 32.6286323753
Longitude: -97.1557587481
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 7 Lot 17

Jurisdictions:

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

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800028221

Site Name: TWIN HILLS 7 17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,940

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1650

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

WRIGHT SAMUEL

WRIGHT JUDITH

Primary Owner Address:

7212 FALLEN CREST LN

ARLINGTON, TX 76001

Deed Date: 12/21/2021

Deed Volume:

Deed Page:

Instrument: [D221372659](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PIERRE SHERRYANN LYLIANE	2/14/2020	D220036897		
HMH LIFESTYLES LP	9/6/2019	D219203480		

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	\$577,382	\$75,000	\$652,382	\$640,618
2023	\$560,397	\$75,000	\$635,397	\$582,380
2022	\$427,164	\$75,000	\$502,164	\$502,164
2021	\$399,380	\$75,000	\$474,380	\$474,380
2020	\$353,044	\$75,000	\$428,044	\$428,044

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.