



Address: [7214 FALLEN CREST LN](#)
City: ARLINGTON
Georeference: 44058-7-18
Subdivision: TWIN HILLS
Neighborhood Code: 1M010Y

Latitude: 32.6284686526
Longitude: -97.1557619272
TAD Map: 2102-348
MAPSCO: TAR-109M



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

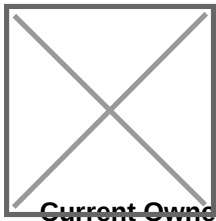
PROPERTY DATA

Legal Description: TWIN HILLS Block 7 Lot 18
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: OWNWELL INC (12140)
Protest Deadline Date: 5/15/2025

Site Number: 800028225
Site Name: TWIN HILLS 7 18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,213
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:

SINDI LATIF A

Primary Owner Address:

7214 FALLEN CREST LN
ARLINGTON, TX 76001

Deed Date: 4/10/2024

Deed Volume:

Deed Page:

Instrument: [D224061750](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPILLMAN JOSEPH LONGSTREET; SPILLMAN MONICA CAPRI	9/16/2022	D222229273		
SHERROD CONEISHA LASHAE	10/7/2020	D220315924		
SHERROD DESMA LAVERT JR	11/6/2019	D219257516		
HMH LIFESTYLES LP	4/30/2019	D219090979		
HMH LIFESTYLES LP	4/30/2019	D219090979		

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	\$415,000	\$75,000	\$490,000	\$490,000
2023	\$490,513	\$75,000	\$565,513	\$565,513
2022	\$363,985	\$75,000	\$438,985	\$438,985
2021	\$341,021	\$75,000	\$416,021	\$415,473
2020	\$302,703	\$75,000	\$377,703	\$377,703

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.