

Account Number: 42329831



Address: 7224 FALLEN CREST LN

City: ARLINGTON

Georeference: 44058-7-22 Subdivision: TWIN HILLS Neighborhood Code: 1M010Y **Latitude:** 32.6277361618 **Longitude:** -97.1557749895

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 22

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

State Code: A Year Built: 2020

MANSFIELD ISD (908)

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800028229 Site Name: TWIN HILLS 7 22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,680 Percent Complete: 100%

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

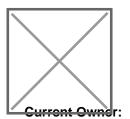
Pool: N

+++ 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.



THAPA PARTH JUNG BISTA LAXMAN KARKI AAYUSH

Primary Owner Address: 7224 FALLEN CREST LN ARLINGTON, TX 76001 **Deed Date:** 8/1/2023

Deed Volume: Deed Page:

Instrument: D223138014

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHOWERS SHELIA ANN;SHOWERS WAVERLY ANTHONY;WILLIAMS KIMBERLY MARIE	5/27/2020	D220121168		
HMH LIFESTYLES LP	12/18/2019	D219291342		

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	\$393,713	\$75,000	\$468,713	\$468,713
2023	\$416,916	\$75,000	\$491,916	\$421,829
2022	\$308,481	\$75,000	\$383,481	\$383,481
2021	\$288,792	\$75,000	\$363,792	\$363,792
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

There are no exemptions for this property

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.