



**Address:** [7009 LAKE POWELL DR](#)  
**City:** ARLINGTON  
**Georeference:** 12760C-A-14A  
**Subdivision:** ENCHANTED LAKE ESTATE  
**Neighborhood Code:** 1L050B

**Latitude:** 32.6884372529  
**Longitude:** -97.2194725811  
**TAD Map:** 2084-368  
**MAPSCO:** TAR-094E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ENCHANTED LAKE ESTATE  
Block A Lot 14A & PART OF COMMON AREA

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** ROBERT OLA COMPANY LLC dba OLA TAX (00955)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$917,186

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00854255

**Site Name:** ENCHANTED LAKE ESTATE-A-14A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,336

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,970

**Land Acres<sup>\*</sup>:** 0.4584

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

ASGHARIAN BAHRAM  
ASGHARIAN SHIRLEY

**Primary Owner Address:**

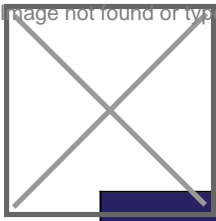
7009 LAKE POWELL DR  
ARLINGTON, TX 76016-3515

**Deed Date:** 1/12/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204019974](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YOUNG F GAYLON;YOUNG RHONDA	3/9/1989	00095380000266	0009538	0000266
DURHAM CHERYL;DURHAM GARY	8/30/1984	00079420000519	0007942	0000519
ACLE O WEST	12/31/1900	00000000000000	0000000	0000000

## 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 <sup>+</sup>
2025	\$722,000	\$150,000	\$872,000	\$872,000
2024	\$767,186	\$150,000	\$917,186	\$838,615
2023	\$713,000	\$150,000	\$863,000	\$762,377
2022	\$703,000	\$150,000	\$853,000	\$693,070
2021	\$480,064	\$150,000	\$630,064	\$630,064
2020	\$480,064	\$150,000	\$630,064	\$630,064

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.