



**Address:** [7901 BEEF CREEK DR](#)  
**City:** ARLINGTON  
**Georeference:** 39335-3-72  
**Subdivision:** SOUTH COOPER ESTATES ADDITION  
**Neighborhood Code:** 1M020B

**Latitude:** 32.619349402  
**Longitude:** -97.1266405599  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-110Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH COOPER ESTATES  
ADDITION Block 3 Lot 72

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07013620

**Site Name:** SOUTH COOPER ESTATES ADDITION-3-72

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,824

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,503

**Land Acres<sup>\*</sup>:** 0.3099

**Pool:** N

<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:**

MADDEN DEREK JEROME

MADDEN KENDRA IVANA

**Primary Owner Address:**

7901 BEEF CREEK DR  
ARLINGTON, TX 76001

**Deed Date:** 6/5/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223109693](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTER LANITA M	11/1/2018	<a href="#">D218247779</a>		
MADDEN DEREK;MADDEN KENDRA	9/17/2004	<a href="#">D204307506</a>	0000000	0000000
CANTLEBERRY CHALLISE;CANTLEBERRY J	5/18/2001	00149000000241	0014900	0000241
MURRAY CINDY M	3/12/1998	00131270000392	0013127	0000392
CENTEX HOMES INC	7/11/1997	00128340000086	0012834	0000086
SUNBELT LAND DEVELOPMENT	1/1/1997	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	\$319,005	\$50,000	\$369,005	\$369,005
2024	\$319,005	\$50,000	\$369,005	\$369,005
2023	\$309,564	\$50,000	\$359,564	\$359,564
2022	\$269,598	\$40,000	\$309,598	\$309,598
2021	\$223,910	\$40,000	\$263,910	\$263,910
2020	\$196,443	\$40,000	\$236,443	\$236,443

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

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.