



**Address:** [7921 PEREGRINE TR](#)  
**City:** ARLINGTON  
**Georeference:** 31339-1-18  
**Subdivision:** OWL CREEK ESTATES ADDITION  
**Neighborhood Code:** 1M020J

**Latitude:** 32.61717293  
**Longitude:** -97.1177633849  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-110V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OWL CREEK ESTATES  
ADDITION Block 1 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:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07178255

**Site Name:** OWL CREEK ESTATES ADDITION-1-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,557

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,630

**Land Acres<sup>\*</sup>:** 0.2669

**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:**

QURESHI MOHAMMED

QURESHI FARHAT

**Primary Owner Address:**

7921 PEREGRINE TR  
ARLINGTON, TX 76001-6135

**Deed Date:** 5/3/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D212108410](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL HOME LOAN MTG CORP	11/1/2011	<a href="#">D211278927</a>	0000000	0000000
KLUMPP SUSANNAH MICHELLE	11/6/2007	<a href="#">D207397893</a>	0000000	0000000
SECRETARY OF HUD	2/14/2007	<a href="#">D207175273</a>	0000000	0000000
WELLS FARGO BANK N A	2/6/2007	<a href="#">D207052078</a>	0000000	0000000
BAKER WINIFRED J	2/18/2004	<a href="#">D204054164</a>	0000000	0000000
CARTER BRYAN L;CARTER JULIE	2/21/2001	00147410000400	0014741	0000400
MCDAVID HOMES INC	1/5/2000	00141810000350	0014181	0000350
OWL C LTD	1/1/1998	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	\$248,000	\$50,000	\$298,000	\$298,000
2024	\$267,000	\$50,000	\$317,000	\$317,000
2023	\$267,474	\$50,000	\$317,474	\$317,474
2022	\$261,748	\$40,000	\$301,748	\$292,050
2021	\$225,500	\$40,000	\$265,500	\$265,500
2020	\$216,173	\$40,000	\$256,173	\$245,743

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.