



**Address:** [701 FOSSIL HILL DR](#)  
**City:** ARLINGTON  
**Georeference:** 14564-2-8  
**Subdivision:** FOSSIL LAKE ADDITION  
**Neighborhood Code:** 1M020G

**Latitude:** 32.6262362927  
**Longitude:** -97.1023463092  
**TAD Map:** 2120-348  
**MAPSCO:** TAR-111P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOSSIL LAKE ADDITION Block  
2 Lot 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07342918

**Site Name:** FOSSIL LAKE ADDITION-2-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,854

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,751

**Land Acres<sup>\*</sup>:** 0.1549

**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:**

BAHARAN LLC - 701 FOSSIL HILLS SERIES

**Primary Owner Address:**

1415 YUMA DR  
FRISCO, TX 75033

**Deed Date:** 5/18/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221227598](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASLI ALI MOHITI;AZARPAJOH HEDIEH	4/7/2021	<a href="#">D221096898</a>		
VALDEZ NATHAN E;VALDEZ TONI	11/15/2001	00153280000016	0015328	0000016
CHOICE HOMES INC	7/17/2001	00150150000270	0015015	0000270
WESTCOMM INVESTMENTS LP	1/1/1999	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	\$283,126	\$50,000	\$333,126	\$333,126
2024	\$283,126	\$50,000	\$333,126	\$333,126
2023	\$292,563	\$50,000	\$342,563	\$342,563
2022	\$235,213	\$40,000	\$275,213	\$275,213
2021	\$215,983	\$40,000	\$255,983	\$242,212
2020	\$180,193	\$40,000	\$220,193	\$220,193

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.