



**Address:** [7700 MASON DELLS DR](#)  
**City:** ARLINGTON  
**Georeference:** 39556C-12-65  
**Subdivision:** SOUTH RIDGE HILLS ADDITION  
**Neighborhood Code:** 1M020I

**Latitude:** 32.6216410796  
**Longitude:** -97.1175681366  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-110R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH RIDGE HILLS  
ADDITION Block 12 Lot 65

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 07356722

**Site Name:** SOUTH RIDGE HILLS ADDITION-12-65

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,160

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,316

**Land Acres<sup>\*</sup>:** 0.1449

**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:**

PELLICER ANIBAL

PELLICER DEBBIE

**Primary Owner Address:**

818 SAN JACINTO DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 7/14/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214148769](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HOUSING	10/17/2013	<a href="#">D213314071</a>	0000000	0000000
WELLS FARGO BANK NA	10/1/2013	<a href="#">D213267010</a>	0000000	0000000
KING DAVID O;KING STEPHANIE	2/3/2004	<a href="#">D204036809</a>	0000000	0000000
SEC OF HUD	8/11/2003	<a href="#">D203430718</a>	0000000	0000000
COUNTRYWIDE HOME LOANS	8/5/2003	<a href="#">D203292666</a>	0017047	0000136
DOUGLAS RHONDA K;DOUGLAS STACY J	11/21/2000	00146760000428	0014676	0000428
KARUFMAN & BROAD LONE STAR LP	10/16/2000	00145710000046	0014571	0000046
IFS SOUTHRIDGE INVESTORS LP	7/1/1999	00139000000518	0013900	0000518
SOUTH RIDGE JV 1	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	\$201,827	\$55,000	\$256,827	\$256,827
2024	\$257,000	\$55,000	\$312,000	\$312,000
2023	\$272,000	\$55,000	\$327,000	\$327,000
2022	\$231,000	\$40,000	\$271,000	\$271,000
2021	\$194,033	\$40,000	\$234,033	\$234,033
2020	\$164,132	\$40,000	\$204,132	\$204,132

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.