



Address: [7604 MASON DELLS DR](#)
City: ARLINGTON
Georeference: 39556C-12-72
Subdivision: SOUTH RIDGE HILLS ADDITION
Neighborhood Code: 1M020I

Latitude: 32.6226828502
Longitude: -97.117734984
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 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: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$333,933

Protest Deadline Date: 5/24/2024

Site Number: 07356838

Site Name: SOUTH RIDGE HILLS ADDITION-12-72

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,157

Percent Complete: 100%

Land Sqft^{*}: 5,749

Land Acres^{*}: 0.1319

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ONYEBUCHI PETER O

Primary Owner Address:

7604 MASON DELLS DR
ARLINGTON, TX 76001-7357

Deed Date: 9/14/2006

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D206291009](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	2/8/2006	D206125933	0000000	0000000
MORTGAGE ELECTRONIC REG SYS IN	2/7/2006	D206043325	0000000	0000000
PEREZ JULIO;PEREZ MARIA J	4/25/2001	00148830000259	0014883	0000259
KARUFMAN & BROAD LONE STAR LP	3/15/2001	00147790000119	0014779	0000119
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 ⁺
2025	\$278,933	\$55,000	\$333,933	\$333,933
2024	\$278,933	\$55,000	\$333,933	\$311,390
2023	\$285,668	\$55,000	\$340,668	\$283,082
2022	\$254,628	\$40,000	\$294,628	\$257,347
2021	\$193,952	\$40,000	\$233,952	\$233,952
2020	\$175,241	\$40,000	\$215,241	\$212,909

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.