



Address: [7804 FOX CHASE DR](#)
City: ARLINGTON
Georeference: 14678F-1-25
Subdivision: FOX RUN ADDITION-ARLINGTON
Neighborhood Code: 1M200F

Latitude: 32.6189500821
Longitude: -97.1750007593
TAD Map: 2096-344
MAPSCO: TAR-109P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOX RUN ADDITION-
ARLINGTON Block 1 Lot 25

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: \$389,553

Protest Deadline Date: 5/24/2024

Site Number: 07361211

Site Name: FOX RUN ADDITION-ARLINGTON-1-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,199

Percent Complete: 100%

Land Sqft^{*}: 7,231

Land Acres^{*}: 0.1660

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:

CLARA JEANETTE LLEWELLYN & KEITH EARL LLEWELLYN LIVING TRUST

Primary Owner Address:

7804 FOX CHASE DR
ARLINGTON, TX 76001

Deed Date: 9/16/2016

Deed Volume:

Deed Page:

Instrument: [D216301009](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| LLEWELLYN CLARA;LLEWELLYN KEITH | 4/23/2004 | D204127935 | 0000000 | 0000000 |
| KEEN ANTHONY B | 12/19/2000 | 00146570000318 | 0014657 | 0000318 |
| MERCEDES HOMES OF TEXAS INC | 12/14/1999 | 00141510000241 | 0014151 | 0000241 |
| FOX RUN PARTNERS | 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 | \$329,553 | \$60,000 | \$389,553 | \$376,127 |
| 2024 | \$329,553 | \$60,000 | \$389,553 | \$341,934 |
| 2023 | \$315,986 | \$60,000 | \$375,986 | \$310,849 |
| 2022 | \$232,590 | \$50,000 | \$282,590 | \$282,590 |
| 2021 | \$233,710 | \$50,000 | \$283,710 | \$273,409 |
| 2020 | \$198,554 | \$50,000 | \$248,554 | \$248,554 |

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.