



Address: [7401 TIN CUP DR](#)
City: ARLINGTON
Georeference: 39556C-14-1
Subdivision: SOUTH RIDGE HILLS ADDITION
Neighborhood Code: 1M020I

Latitude: 32.6247206023
Longitude: -97.1207539622
TAD Map: 2114-348
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 14 Lot 1

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
Notice Sent Date: 4/15/2025
Notice Value: \$379,063
Protest Deadline Date: 5/24/2024

Site Number: 07400772
Site Name: SOUTH RIDGE HILLS ADDITION-14-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,734
Percent Complete: 100%
Land Sqft* : 5,566
Land Acres* : 0.1277
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:
HOLMES ARICA
Primary Owner Address:
7401 TIN CUP DR
ARLINGTON, TX 76001

Deed Date: 3/31/2020
Deed Volume:
Deed Page:
Instrument: [D220081229](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KERR NELSON	2/22/2012	D212044147	0000000	0000000
KERR NELSON;KERR TINA	5/24/2001	00149250000363	0014925	0000363
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
KARUFMAN & BROAD LONE STAR 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 ⁺
2025	\$324,063	\$55,000	\$379,063	\$365,614
2024	\$324,063	\$55,000	\$379,063	\$332,376
2023	\$331,915	\$55,000	\$386,915	\$302,160
2022	\$295,631	\$40,000	\$335,631	\$274,691
2021	\$209,719	\$40,000	\$249,719	\$249,719
2020	\$194,946	\$40,000	\$234,946	\$234,946

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.