



**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<sup>+++</sup>:** 2,734

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,566

**Land Acres<sup>\*</sup>:** 0.1277

**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:**

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	<a href="#">D212044147</a>	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 <sup>+</sup>
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.