



**Address:** [7504 MARSLAND LN](#)  
**City:** ARLINGTON  
**Georeference:** 39556C-14-26  
**Subdivision:** SOUTH RIDGE HILLS ADDITION  
**Neighborhood Code:** 1M020I

**Latitude:** 32.6232835328  
**Longitude:** -97.120446894  
**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 26

**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:** 5/1/2025

**Notice Value:** \$386,536

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

**Site Number:** 07400896

**Site Name:** SOUTH RIDGE HILLS ADDITION-14-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,809

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,322

**Land Acres<sup>\*</sup>:** 0.1221

**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:**

GARCIA LUIS OMAR

**Primary Owner Address:**

7504 MARSLAND LN  
ARLINGTON, TX 76001-7392

**Deed Date:** 3/28/2013

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D213078681](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	5/17/2012	<a href="#">D212312202</a>	0000000	0000000
WELLS FARGO BANK N A	5/1/2012	<a href="#">D212108905</a>	0000000	0000000
ORELLANA JOSE	3/20/2009	<a href="#">D209081181</a>	0000000	0000000
THOMAS BENJAMIN F;THOMAS MARVIS	9/20/2001	00152110000117	0015211	0000117
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
KARUFMAN & BROAD LONE STAR LP	1/1/1999	000000000000000	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	\$331,536	\$55,000	\$386,536	\$386,536
2024	\$331,536	\$55,000	\$386,536	\$359,132
2023	\$339,575	\$55,000	\$394,575	\$326,484
2022	\$302,422	\$40,000	\$342,422	\$296,804
2021	\$229,822	\$40,000	\$269,822	\$269,822
2020	\$207,421	\$40,000	\$247,421	\$247,421

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.