



**Address:** [7900 MODESTO DR](#)  
**City:** ARLINGTON  
**Georeference:** 39335-9-22  
**Subdivision:** SOUTH COOPER ESTATES ADDITION  
**Neighborhood Code:** 1M020B

**Latitude:** 32.6184192388  
**Longitude:** -97.1230535412  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-110U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH COOPER ESTATES  
ADDITION Block 9 Lot 22

**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

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

**Site Number:** 07605390

**Site Name:** SOUTH COOPER ESTATES ADDITION-9-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,527

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,886

**Land Acres<sup>\*</sup>:** 0.2039

**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:**

ORTEGA VINCENT P

ORTEGA TINA

**Primary Owner Address:**

7900 MODESTO DR  
ARLINGTON, TX 76001-6102

**Deed Date:** 1/8/2001

**Deed Volume:** 0014683

**Deed Page:** 0000439

**Instrument:** 00146830000439

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX HOMES	1/1/2000	0000000000000000	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	\$203,517	\$50,000	\$253,517	\$253,517
2024	\$203,517	\$50,000	\$253,517	\$252,935
2023	\$231,433	\$50,000	\$281,433	\$229,941
2022	\$190,378	\$40,000	\$230,378	\$209,037
2021	\$158,511	\$40,000	\$198,511	\$190,034
2020	\$132,758	\$40,000	\$172,758	\$172,758

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)
- DISABLED VET 10 to 29 PCT 11.22

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.