



**Address:** [7912 MODESTO DR](#)  
**City:** ARLINGTON  
**Georeference:** 39335-9-28  
**Subdivision:** SOUTH COOPER ESTATES ADDITION  
**Neighborhood Code:** 1M020B

**Latitude:** 32.6175563339  
**Longitude:** -97.1236235  
**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 28

**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:** VANGUARD PROPERTY TAX APPEALS (12005)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$288,000

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

**Site Number:** 07605455

**Site Name:** SOUTH COOPER ESTATES ADDITION-9-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,888

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,407

**Land Acres<sup>\*</sup>:** 0.1929

<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:**

OPEN HOUSE TEXAS REALTY INVESTMENTS LLC

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 1/21/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225010605](#)

| Previous Owners                     | Date      | Instrument                     | Deed Volume | Deed Page |
|-------------------------------------|-----------|--------------------------------|-------------|-----------|
| SANYOENGINEERING CO LTD             | 9/29/2020 | <a href="#">D220252227</a>     |             |           |
| OPEN HOUSE REALTY & INVESTMENTS LLC | 5/23/2019 | <a href="#">D220220042-CWD</a> |             |           |
| POZDNIKOV EUGENE;POZDNIKOV NINA     | 9/28/2016 | <a href="#">D216226948</a>     |             |           |
| TILLISON MARCHILLIA                 | 2/28/2001 | 00147600000251                 | 0014760     | 0000251   |
| CENTEX HOMES                        | 1/1/2000  | 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 | \$238,000          | \$50,000    | \$288,000    | \$288,000                    |
| 2024 | \$238,000          | \$50,000    | \$288,000    | \$288,000                    |
| 2023 | \$278,382          | \$50,000    | \$328,382    | \$328,382                    |
| 2022 | \$235,000          | \$40,000    | \$275,000    | \$275,000                    |
| 2021 | \$160,439          | \$40,000    | \$200,439    | \$200,439                    |
| 2020 | \$160,439          | \$40,000    | \$200,439    | \$200,439                    |

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

There are no exemptions for this property

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.