



**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:**

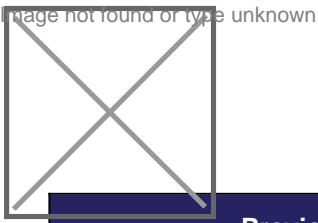
5050 QUORUM DR STE 225  
DALLAS, TX 75254

**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.