



**Address:** [7408 RED LEAF CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 17899K-4-13  
**Subdivision:** HIDDEN LAKES ADDITION  
**Neighborhood Code:** 1A030Q

**Latitude:** 32.56483586  
**Longitude:** -97.2090351567  
**TAD Map:** 2084-324  
**MAPSCO:** TAR-122T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIDDEN LAKES ADDITION  
Block 4 Lot 13

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$570,608

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

**Site Number:** 07757808

**Site Name:** HIDDEN LAKES ADDITION-4-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,190

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 44,082

**Land Acres<sup>\*</sup>:** 1.0120

**Pool:** Y

<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:**

PARLIN SCOTT A  
PARLIN JENNIFER

**Primary Owner Address:**

7408 RED LEAF CT  
MANSFIELD, TX 76063-4716

**Deed Date:** 6/18/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209165853](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKLIN CHATA;FRANKLIN TRAVIS A	3/12/2002	00155600000362	0015560	0000362
ALDO ENTERPRISES INC	6/4/2001	00149420000259	0014942	0000259
REGAL DEVELOPMENT INC	1/1/2001	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	\$475,008	\$95,600	\$570,608	\$550,036
2024	\$475,008	\$95,600	\$570,608	\$500,033
2023	\$494,536	\$95,480	\$590,016	\$454,575
2022	\$353,010	\$60,240	\$413,250	\$413,250
2021	\$373,594	\$60,240	\$433,834	\$433,834
2020	\$397,259	\$60,240	\$457,499	\$446,433

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.