



Address: [7416 TIN CUP DR](#)
City: ARLINGTON
Georeference: 39556C-6-13
Subdivision: SOUTH RIDGE HILLS ADDITION
Neighborhood Code: 1M020I

Latitude: 32.6239667702
Longitude: -97.1214604476
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 6 Lot 13

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$376,736

Protest Deadline Date: 5/24/2024

Site Number: 07781261

Site Name: SOUTH RIDGE HILLS ADDITION-6-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,695

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1400

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ADDIATI DINI
SHRESTHA AJAY

Primary Owner Address:

7416 TIN CUP DR
ARLINGTON, TX 76001

Deed Date: 6/3/2024

Deed Volume:

Deed Page:

Instrument: [D224101783](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON CYNTHIA	8/26/2008	D208350033	0000000	0000000
WELLS FARGO BANK NA	6/3/2008	D208218237	0000000	0000000
EANS TERENCE;EANS VANESSA	7/12/2006	D206216793	0000000	0000000
HOMECOMINGS FINANCIAL NETWORK	1/27/2006	D206040097	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	12/6/2005	D205367694	0000000	0000000
THOMAS CHRIS;THOMAS LACHANDRA	8/5/2002	00159030000106	0015903	0000106
K B HOME LONE STAR LP	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 ⁺
2025	\$321,736	\$55,000	\$376,736	\$376,736
2024	\$321,736	\$55,000	\$376,736	\$350,243
2023	\$329,521	\$55,000	\$384,521	\$318,403
2022	\$293,509	\$40,000	\$333,509	\$289,457
2021	\$223,143	\$40,000	\$263,143	\$263,143
2020	\$201,431	\$40,000	\$241,431	\$241,431

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.