



Address: [7601 TIN CUP DR](#)
City: ARLINGTON
Georeference: 39556C-8-31
Subdivision: SOUTH RIDGE HILLS ADDITION
Neighborhood Code: 1M020I

Latitude: 32.6223480917
Longitude: -97.1233589893
TAD Map: 2114-344
MAPSCO: TAR-110Q



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 8 Lot 31

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07782098

Site Name: SOUTH RIDGE HILLS ADDITION Block 8 Lot 31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,845

Percent Complete: 100%

Land Sqft^{*}: 7,840

Land Acres^{*}: 0.1800

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:

CARRION AREVALO JOHANNA GABRIELA

Primary Owner Address:

7601 TIN CUP DR
ARLINGTON, TX 76001

Deed Date: 9/30/2021

Deed Volume:

Deed Page:

Instrument: [D221294382](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAFFERY DURR E;JAFFERY SHAHID	12/26/2001	00154190000308	0015419	0000308
KARUFMAN & BROAD 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	\$335,567	\$55,000	\$390,567	\$390,567
2024	\$335,567	\$55,000	\$390,567	\$390,567
2023	\$343,697	\$55,000	\$398,697	\$380,747
2022	\$306,134	\$40,000	\$346,134	\$346,134
2021	\$155,162	\$26,668	\$181,830	\$181,830
2020	\$140,064	\$26,668	\$166,732	\$166,732

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.