



Address: [7400 CRESSWELL DR](#)
City: ARLINGTON
Georeference: 39556C-1-33R
Subdivision: SOUTH RIDGE HILLS ADDITION
Neighborhood Code: 1M020I

Latitude: 32.6243456338
Longitude: -97.1240494157
TAD Map: 2114-348
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 1 Lot 33R

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$307,001

Protest Deadline Date: 5/24/2024

Site Number: 07809867

Site Name: SOUTH RIDGE HILLS ADDITION-1-33R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,753

Percent Complete: 100%

Land Sqft^{*}: 6,969

Land Acres^{*}: 0.1600

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:

PEREZ OSVALDO
PEREZ ANDREA

Primary Owner Address:

7400 CRESSWELL DR
ARLINGTON, TX 76001-5916

Deed Date: 5/10/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212116693](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWER KRIS D;BROWER LINDA L	10/29/2004	D204347278	0000000	0000000
KB HOME LONE STAR LP	1/1/2001	0000000000000000	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	\$252,001	\$55,000	\$307,001	\$307,001
2024	\$252,001	\$55,000	\$307,001	\$286,728
2023	\$258,027	\$55,000	\$313,027	\$260,662
2022	\$230,175	\$40,000	\$270,175	\$236,965
2021	\$175,755	\$40,000	\$215,755	\$215,423
2020	\$158,969	\$40,000	\$198,969	\$195,839

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.