



Address: [7402 FOSSIL LAKE DR](#)
City: ARLINGTON
Georeference: 14564-10-10
Subdivision: FOSSIL LAKE ADDITION
Neighborhood Code: 1M020G

Latitude: 32.6220863865
Longitude: -97.1014543413
TAD Map: 2120-344
MAPSCO: TAR-111P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSSIL LAKE ADDITION Block
10 Lot 10

Jurisdictions:

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

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$324,751

Protest Deadline Date: 5/24/2024

Site Number: 07969503

Site Name: FOSSIL LAKE ADDITION-10-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,775

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

THE JAMES AND KARI NISHI LIVING TRUST

Primary Owner Address:

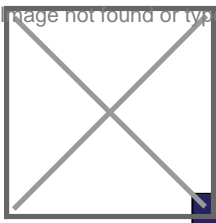
719 MANDARIN LN
WALNUT CREEK, CA 94598

Deed Date: 5/22/2024

Deed Volume:

Deed Page:

Instrument: [D224093796](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOREMAN LYNDA F	9/19/2020	D220239450		
FOREMAN LYNDA F TR	8/12/2011	D211217554	0000000	0000000
FOREMAN LYNDA F	9/18/2003	D203373018	0000000	0000000
CHOICE HOMES INC	7/1/2003	00168730000154	0016873	0000154
MTW/FOSSIL LAKE LTD	1/1/2002	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	\$274,751	\$50,000	\$324,751	\$324,751
2024	\$274,751	\$50,000	\$324,751	\$280,176
2023	\$283,907	\$50,000	\$333,907	\$254,705
2022	\$228,171	\$40,000	\$268,171	\$231,550
2021	\$170,500	\$40,000	\$210,500	\$210,500
2020	\$170,500	\$40,000	\$210,500	\$210,500

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.