



**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<sup>+++</sup>:** 1,775

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**Pool:** N

<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:**

THE JAMES AND KARI NISHI LIVING TRUST

**Primary Owner Address:**

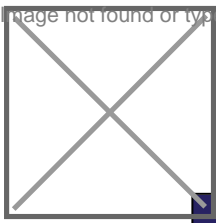
719 MANDARIN LN  
WALNUT CREEK, CA 94598

**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	<a href="#">D220239450</a>		
FOREMAN LYNDA F TR	8/12/2011	<a href="#">D211217554</a>	0000000	0000000
FOREMAN LYNDA F	9/18/2003	<a href="#">D203373018</a>	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 <sup>+</sup>
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.