



**Address:** [7105 DUBLIN CT](#)  
**City:** ARLINGTON  
**Georeference:** 2452-7-23  
**Subdivision:** BERKELEY SQUARE ADDITION  
**Neighborhood Code:** 1M060D

**Latitude:** 32.623279784  
**Longitude:** -97.0870874445  
**TAD Map:** 2126-348  
**MAPSCO:** TAR-111Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BERKELEY SQUARE ADDITION  
Block 7 Lot 23

**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:** \$266,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40026450

**Site Name:** BERKELEY SQUARE ADDITION-7-23

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,887

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,102

**Land Acres<sup>\*</sup>:** 0.1859

**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:**

NJIHIA LIVING TRUST

**Primary Owner Address:**

7105 DUBLIN CT  
ARLINGTON, TX 76002

**Deed Date:** 8/14/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224158195](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NJIHIA HELLEN N	11/14/2019	<a href="#">D219263389</a>		
Unlisted	9/25/2015	<a href="#">D215220231</a>		
ABRIL ELEANOR P;ABRIL RUZEL B	7/30/2003	<a href="#">D203301518</a>	0017072	0000028
PULTE HOMES OF TEXAS LP	1/1/2002	000000000000000	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	\$196,000	\$55,000	\$251,000	\$251,000
2024	\$211,000	\$55,000	\$266,000	\$266,000
2023	\$276,986	\$55,000	\$331,986	\$270,001
2022	\$230,832	\$45,000	\$275,832	\$245,455
2021	\$178,141	\$45,000	\$223,141	\$223,141
2020	\$160,982	\$45,000	\$205,982	\$205,982

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.