



**Address:** [7423 LAKE FRONT TR](#)  
**City:** ARLINGTON  
**Georeference:** 14564-11-18  
**Subdivision:** FOSSIL LAKE ADDITION  
**Neighborhood Code:** 1M020G

**Latitude:** 32.6214836679  
**Longitude:** -97.1033869059  
**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  
11 Lot 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$275,742

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

**Site Number:** 40339459

**Site Name:** FOSSIL LAKE ADDITION-11-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,477

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,009

**Land Acres<sup>\*</sup>:** 0.1149

**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:**

WENDZEL KRISTIN A

**Primary Owner Address:**

7423 LAKE FRONT TR  
ARLINGTON, TX 76002-4752

**Deed Date:** 12/12/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208002779](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US BANK NATIONAL ASSOC	8/7/2007	<a href="#">D207285385</a>	0000000	0000000
MOLINAR CRUZ;MOLINAR IMELDA	3/30/2005	<a href="#">D205098017</a>	0000000	0000000
CHOICE HOMES INC	11/2/2004	<a href="#">D204341650</a>	0000000	0000000
MTW/FOSSIL LAKE LTD	1/1/2003	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	\$225,742	\$50,000	\$275,742	\$267,501
2024	\$225,742	\$50,000	\$275,742	\$243,183
2023	\$233,164	\$50,000	\$283,164	\$221,075
2022	\$188,014	\$40,000	\$228,014	\$200,977
2021	\$142,706	\$40,000	\$182,706	\$182,706
2020	\$142,706	\$40,000	\$182,706	\$182,706

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.