



Address: [7415 LAKE FRONT TR](#)
City: ARLINGTON
Georeference: 14564-11-22
Subdivision: FOSSIL LAKE ADDITION
Neighborhood Code: 1M020G

Latitude: 32.6219360283
Longitude: -97.1037448064
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 22

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: 5/1/2025

Notice Value: \$272,081

Protest Deadline Date: 5/24/2024

Site Number: 40339491

Site Name: FOSSIL LAKE ADDITION-11-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,460

Percent Complete: 100%

Land Sqft^{*}: 5,009

Land Acres^{*}: 0.1149

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:

CAVAZOS JESUS EDUARDO
CAVAZOS NANCY ADELLE

Primary Owner Address:

7415 LAKE FRONT TRL
ARLINGTON, TX 76002

Deed Date: 11/24/2020

Deed Volume:

Deed Page:

Instrument: [D220312804](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ JULIAN;HERNANDEZ LISA	11/8/2004	D204373529	0000000	0000000
CHOICE HOMES INC	8/31/2004	D204272858	0000000	0000000
MTW/FOSSIL LAKE LTD	1/1/2003	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 ⁺
2025	\$222,081	\$50,000	\$272,081	\$272,081
2024	\$222,081	\$50,000	\$272,081	\$266,438
2023	\$229,417	\$50,000	\$279,417	\$242,216
2022	\$184,790	\$40,000	\$224,790	\$220,196
2021	\$169,824	\$40,000	\$209,824	\$200,178
2020	\$141,980	\$40,000	\$181,980	\$181,980

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.