

12 Lot 13 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

Legal Description: FOSSIL LAKE ADDITION Block

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

Personal Property Account: N/A Agent: RESOLUTE PROPERTY TAX SOLUTION (00988) Protest Deadline Date: 5/24/2024

Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,592 Percent Complete: 100% Land Sqft*: 10,672 Land Acres^{*}: 0.2449 Pool: N

Site Number: 40339726

Site Name: FOSSIL LAKE ADDITION-12-13

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: XU QIQUAN Primary Owner Address: PO BOX 1791 COPPELL, TX 75019

Deed Date: 2/28/2014 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D214040404

Latitude: 32.6223131224 Longitude: -97.1059147846 **TAD Map:** 2120-344 MAPSCO: TAR-111N

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City: ARLINGTON

Address: 7317 FOSSIL CREEK DR

Subdivision: FOSSIL LAKE ADDITION

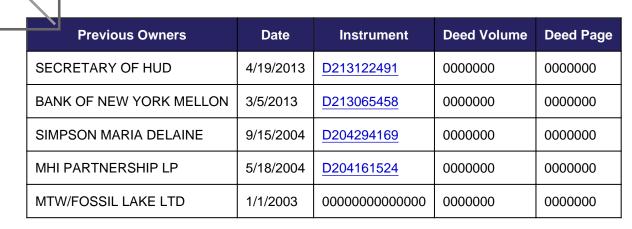
Georeference: 14564-12-13

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PROPERTY DATA

Neighborhood Code: 1M020G





VALUES

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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$162,715	\$50,000	\$212,715	\$212,715
2024	\$209,000	\$50,000	\$259,000	\$259,000
2023	\$231,000	\$50,000	\$281,000	\$281,000
2022	\$178,000	\$40,000	\$218,000	\$218,000
2021	\$176,808	\$40,000	\$216,808	\$216,808
2020	\$143,000	\$40,000	\$183,000	\$183,000

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.