



**Address:** [7317 FOSSIL CREEK DR](#)  
**City:** ARLINGTON  
**Georeference:** 14564-12-13  
**Subdivision:** FOSSIL LAKE ADDITION  
**Neighborhood Code:** 1M020G

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



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  
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

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 40339726

**Site Name:** FOSSIL LAKE ADDITION-12-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,592

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,672

**Land Acres<sup>\*</sup>:** 0.2449

**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:**

XU QIQUAN

**Primary Owner Address:**

PO BOX 1791  
COPPELL, TX 75019

**Deed Date:** 2/28/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214040404](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	4/19/2013	<a href="#">D213122491</a>	0000000	0000000
BANK OF NEW YORK MELLON	3/5/2013	<a href="#">D213065458</a>	0000000	0000000
SIMPSON MARIA DELAINE	9/15/2004	<a href="#">D204294169</a>	0000000	0000000
MHI PARTNERSHIP LP	5/18/2004	<a href="#">D204161524</a>	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 <sup>+</sup>
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.