



Address: [7310 LAKE FRONT TR](#)
City: ARLINGTON
Georeference: 14564-12-23
Subdivision: FOSSIL LAKE ADDITION
Neighborhood Code: 1M020G

Latitude: 32.6224317922
Longitude: -97.1049770025
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 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: 2006

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$425,567

Protest Deadline Date: 5/24/2024

Site Number: 40339823

Site Name: FOSSIL LAKE ADDITION-12-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,457

Percent Complete: 100%

Land Sqft^{*}: 12,502

Land Acres^{*}: 0.2870

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:

PHAN LIAN

Primary Owner Address:

7310 LAKE FRONT TR
ARLINGTON, TX 76002-4751

Deed Date: 2/22/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D210042920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DF2 R20 LLC	10/16/2009	D209311118	0000000	0000000
MODINA MICHELLE;MODINA ROEL	11/13/2006	D206383941	0000000	0000000
MHI PARTNERSHIP LTD	10/25/2005	D205323127	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 ⁺
2025	\$272,655	\$50,000	\$322,655	\$322,655
2024	\$375,567	\$50,000	\$425,567	\$361,220
2023	\$391,000	\$50,000	\$441,000	\$328,382
2022	\$319,603	\$40,000	\$359,603	\$298,529
2021	\$231,390	\$40,000	\$271,390	\$271,390
2020	\$231,390	\$40,000	\$271,390	\$271,390

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.