



Address: [7404 LAKE FRONT TR](#)
City: ARLINGTON
Georeference: 14564-12-26
Subdivision: FOSSIL LAKE ADDITION
Neighborhood Code: 1M020G

Latitude: 32.6221005373
Longitude: -97.1046941427
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 26

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: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 7/12/2024

Site Number: 40339866

Site Name: FOSSIL LAKE ADDITION-12-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,355

Percent Complete: 100%

Land Sqft^{*}: 11,805

Land Acres^{*}: 0.2710

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:

TOLENTINO JAMILLE

TOLENTINO ANGELO

Primary Owner Address:

7404 LAKE FRONT TR
ARLINGTON, TX 76002

Deed Date: 5/18/2023

Deed Volume:

Deed Page:

Instrument: [D223087030](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOPEZ STEPHANIE LORRAINE;TOLENTINO MIGUEL ANGEL ESCUTIA	11/5/2019	D219256874		
SPH PROPERTY TWO LLC	9/3/2019	D219199999		
JAMES DONNA M;JAMES LEONARD	12/3/2004	D204378244	0000000	0000000
MHI PARTNERSHIP LTD	8/19/2004	D204265468	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	\$352,000	\$50,000	\$402,000	\$402,000
2024	\$352,000	\$50,000	\$402,000	\$402,000
2023	\$388,713	\$50,000	\$438,713	\$438,713
2022	\$309,049	\$40,000	\$349,049	\$349,049
2021	\$257,000	\$40,000	\$297,000	\$297,000
2020	\$267,131	\$40,000	\$307,131	\$307,131

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.