



**Address:** [7406 LAKE FRONT TR](#)  
**City:** ARLINGTON  
**Georeference:** 14564-12-27  
**Subdivision:** FOSSIL LAKE ADDITION  
**Neighborhood Code:** 1M020G

**Latitude:** 32.6219900084  
**Longitude:** -97.1045990858  
**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 27

**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:** RYAN LLC (00320R)

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

**Site Number:** 40339874

**Site Name:** FOSSIL LAKE ADDITION-12-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,818

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,587

**Land Acres<sup>\*</sup>:** 0.2660

**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:**

HUDSON SFR PROPERTY HOLDINGS II LLC

**Primary Owner Address:**

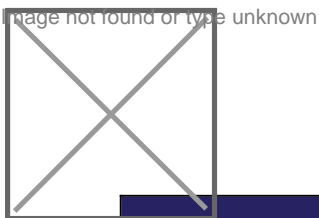
2711 N HASKELL SUITE 200  
DALLAS, TX 75204

**Deed Date:** 11/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221332061](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEIS ELIZABETH ANN	2/3/2021	325-656137-19		
DE SOUZA ELIZABETH WEIS	2/6/2020	<a href="#">D220046554</a>		
DE SOUZA ELIZABETH	4/5/2013	<a href="#">D213090188</a>	0000000	0000000
AKINS ESMERALDA;AKINS JOHN K	9/28/2006	<a href="#">D206310043</a>	0000000	0000000
MHI PARTNERSHIP	1/31/2006	<a href="#">D206035185</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	\$223,726	\$50,000	\$273,726	\$273,726
2024	\$282,974	\$50,000	\$332,974	\$332,974
2023	\$277,911	\$50,000	\$327,911	\$327,911
2022	\$238,073	\$40,000	\$278,073	\$278,073
2021	\$204,036	\$40,000	\$244,036	\$244,036
2020	\$170,000	\$40,000	\$210,000	\$210,000

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.