



**Address:** [7010 BIG BEND LN](#)  
**City:** ARLINGTON  
**Georeference:** 31744A-4-18  
**Subdivision:** PARKCREST PLACE  
**Neighborhood Code:** 1M060C

**Latitude:** 32.6257632822  
**Longitude:** -97.0856983295  
**TAD Map:** 2126-348  
**MAPSCO:** TAR-111R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKCREST PLACE Block 4 Lot 18

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2011

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 40818055

**Site Name:** PARKCREST PLACE-4-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,340

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,102

**Land Acres<sup>\*</sup>:** 0.1859

**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:**

NGUYEN THAI TUYEN STEVEN

NGUYEN HAN NGOC

**Primary Owner Address:**

7010 BIG BEND LN  
ARLINGTON, TX 76002

**Deed Date:** 6/2/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223097234](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLACKBURN TAMIKA RENEE	7/7/2016	M216007980		
GLOVER TAMIKA	5/2/2016	<a href="#">D216093668</a>		
GAINES JALAYNA;GAINES MICHAEL	5/12/2011	<a href="#">D211127029</a>	0000000	0000000
HMH LIFESTYLES LP	2/15/2011	<a href="#">D211037383</a>	0000000	0000000
FIRST CLASS HOMES INC	7/14/2010	<a href="#">D211013934</a>	0000000	0000000
GRAHAM MORTGAGE CORPORATION	2/5/2008	<a href="#">D208041309</a>	0000000	0000000
JMP PARTNERS LP	9/14/2005	<a href="#">D206279905</a>	0000000	0000000
BRIGHT STAR PRTN GROUP LP	1/1/2005	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	\$310,129	\$60,000	\$370,129	\$370,129
2024	\$310,129	\$60,000	\$370,129	\$370,129
2023	\$326,714	\$60,000	\$386,714	\$299,475
2022	\$273,180	\$50,000	\$323,180	\$272,250
2021	\$215,615	\$50,000	\$265,615	\$247,500
2020	\$175,000	\$50,000	\$225,000	\$225,000

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.