



Address: [7817 ROSWELL CT](#)
City: ARLINGTON
Georeference: 8894D-8-5
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.618290718
Longitude: -97.1072850254
TAD Map: 2120-344
MAPSCO: TAR-111S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CROSSING AT RUIDOSA
RIDGE Block 8 Lot 5

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: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$319,494

Protest Deadline Date: 5/24/2024

Site Number: 40856372

Site Name: CROSSING AT RUIDOSA RIDGE-8-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,776

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

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:

NINH JOHN D

Primary Owner Address:

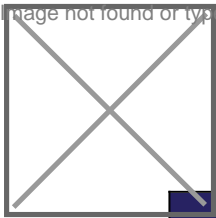
8457 WILMARTH WAY
ELK GROVE, CA 95624

Deed Date: 11/27/2015

Deed Volume:

Deed Page:

Instrument: [D215276881](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NINH JOHN D	11/29/2006	D206384023	0000000	0000000
DR HORTON - TEXAS LTD	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 ⁺
2025	\$259,494	\$60,000	\$319,494	\$319,494
2024	\$259,494	\$60,000	\$319,494	\$288,000
2023	\$180,000	\$60,000	\$240,000	\$240,000
2022	\$189,293	\$45,000	\$234,293	\$234,293
2021	\$189,293	\$45,000	\$234,293	\$234,293
2020	\$189,293	\$45,000	\$234,293	\$234,293

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.