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**Address:** [7901 ROSWELL CT](#)  
**City:** ARLINGTON  
**Georeference:** 8894D-8-8  
**Subdivision:** CROSSING AT RUIDOSA RIDGE  
**Neighborhood Code:** 1M070E

**Latitude:** 32.6178562991  
**Longitude:** -97.106989513  
**TAD Map:** 2120-344  
**MAPSCO:** TAR-111S



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

**PROPERTY DATA**

**Legal Description:** CROSSING AT RUIDOSA  
RIDGE Block 8 Lot 8

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

**Site Number:** 40856402  
**Site Name:** CROSSING AT RUIDOSA RIDGE-8-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,776  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,200  
**Land Acres<sup>\*</sup>:** 0.1652  
**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:**  
CHEN JAU-NIAN  
**Primary Owner Address:**  
1404 SOUTHWOOD BLVD  
ARLINGTON, TX 76013

**Deed Date:** 8/7/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215178785](#)

| Previous Owners        | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------|-----------|----------------------------|-------------|-----------|
| LEE NORA M             | 7/30/2012 | <a href="#">D212310089</a> | 0000000     | 0000000   |
| LEE NORA LEE;LEE ROGER | 3/16/2007 | <a href="#">D207113827</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$223,036          | \$60,000    | \$283,036    | \$283,036                    |
| 2024 | \$257,000          | \$60,000    | \$317,000    | \$317,000                    |
| 2023 | \$292,644          | \$60,000    | \$352,644    | \$352,644                    |
| 2022 | \$217,071          | \$45,000    | \$262,071    | \$262,071                    |
| 2021 | \$187,265          | \$45,000    | \$232,265    | \$232,265                    |
| 2020 | \$187,265          | \$45,000    | \$232,265    | \$232,265                    |

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.