

Tarrant Appraisal District

Property Information | PDF

Account Number: 42152397

Address: 7405 SECLUSION RIDGE DR

City: ARLINGTON

Georeference: 37772-A-5

Subdivision: SECLUSION RIDGE **Neighborhood Code:** 1M010U

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

PROPERTY DATA

Legal Description: SECLUSION RIDGE Block A 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: 2019

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

224) Site Class: A1 - Resid

Site Class: A1 - Residential - Single Family

Site Name: SECLUSION RIDGE A 5

Parcels: 1

Approximate Size+++: 3,332
Percent Complete: 100%

Site Number: 800016859

Latitude: 32.6251794475

TAD Map: 2108-348 **MAPSCO:** TAR-110P

Longitude: -97.1390018976

Land Sqft*: 18,241 Land Acres*: 0.2900

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

DUNLAP BENJAMIN T
DUNLAP STEPHANIE
Primary Owner Address:

7405 SECLUSION RIDGE DR

ARLINGTON, TX 76001

Deed Date: 11/7/2019

Deed Volume: Deed Page:

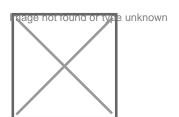
Instrument: D219257663

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD BUILDERS INC	11/16/2017	D217270429		

VALUES

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$486,000	\$140,000	\$626,000	\$626,000
2024	\$535,000	\$140,000	\$675,000	\$675,000
2023	\$560,000	\$140,000	\$700,000	\$684,200
2022	\$482,000	\$140,000	\$622,000	\$622,000
2021	\$470,486	\$140,000	\$610,486	\$576,186
2020	\$383,805	\$140,000	\$523,805	\$523,805

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.