



**Address:** [7409 WINDING WAY DR](#)  
**City:** ARLINGTON  
**Georeference:** 37772-A-16  
**Subdivision:** SECLUSION RIDGE  
**Neighborhood Code:** 1M010U

**Latitude:** 32.6248553556  
**Longitude:** -97.1386832511  
**TAD Map:** 2108-348  
**MAPSCO:** TAR-110P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SECLUSION RIDGE Block A Lot 16

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800016872  
**Site Name:** SECLUSION RIDGE A 16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,530  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,310  
**Land Acres<sup>\*</sup>:** 0.3510  
**Pool:** Y

<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:**

HAMBLIN SHAUN

HAMBLIN KIM

**Primary Owner Address:**

7409 WINDING WAY DR  
ARLINGTON, TX 76001

**Deed Date:** 3/30/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218067810](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD BUILDERS INC	6/26/2017	<a href="#">D217154020</a>		

## 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	\$685,000	\$140,000	\$825,000	\$825,000
2024	\$710,000	\$140,000	\$850,000	\$850,000
2023	\$804,207	\$140,000	\$944,207	\$850,520
2022	\$657,559	\$140,000	\$797,559	\$773,200
2021	\$592,274	\$140,000	\$732,274	\$702,909
2020	\$499,008	\$140,000	\$639,008	\$639,008

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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 10 to 29 PCT 11.22

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.