



Address: [7312 ROARING SPRINGS RD](#)
City: ARLINGTON
Georeference: 25294-1-12
Subdivision: MAYFIELD FARMS
Neighborhood Code: 1M060F

Latitude: 32.6298206925
Longitude: -97.0946302255
TAD Map: 2120-348
MAPSCO: TAR-111L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MAYFIELD FARMS Block 1 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800042060
Site Name: MAYFIELD FARMS 1 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,200
Percent Complete: 100%
Land Sqft^{*}: 7,200
Land Acres^{*}: 0.1653
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:

TRAN MARY THAO T
NGUYEN SIMON

Primary Owner Address:

7312 ROARING SPRINGS RD
ARLINGTON, TX 76002

Deed Date: 3/31/2021
Deed Volume:
Deed Page:
Instrument: [D221094220](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TLS HOMES INC	8/20/2020	D220214648		

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	\$363,859	\$70,000	\$433,859	\$433,859
2024	\$363,859	\$70,000	\$433,859	\$433,699
2023	\$330,503	\$70,000	\$400,503	\$394,272
2022	\$308,429	\$50,000	\$358,429	\$358,429
2021	\$237,362	\$50,000	\$287,362	\$287,362
2020	\$0	\$32,587	\$32,587	\$32,587

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)

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.