



Address: [709 HAMLIN LN](#)
City: ARLINGTON
Georeference: 25294-5-5
Subdivision: MAYFIELD FARMS
Neighborhood Code: 1M060H

Latitude: 32.6266001118
Longitude: -97.0986072846
TAD Map: 2120-348
MAPSCO: TAR-111P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MAYFIELD FARMS Block 5 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: 2023

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$444,043

Protest Deadline Date: 8/16/2024

Site Number: 800072605
Site Name: MAYFIELD FARMS Block 5 Lot 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,022
Percent Complete: 100%
Land Sqft^{*}: 8,684
Land Acres^{*}: 0.1994
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:

DAHAL BIKALP
DAHAL RICHA POKHAREL

Primary Owner Address:

709 HAMLIN LN
ARLINGTON, TX 76002

Deed Date: 2/26/2024
Deed Volume:
Deed Page:
Instrument: [D224032212](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	4/20/2023	D223066804		



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	\$334,043	\$110,000	\$444,043	\$444,043
2024	\$334,043	\$110,000	\$444,043	\$384,863
2023	\$0	\$42,350	\$42,350	\$42,350
0	\$0	\$0	\$0	\$0

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.