

## LOCATION

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**Address:** [7040 TRUVER LN](#)

**City:** ARLINGTON

**Georeference:** A1612-1C

**Subdivision:** WARNELL, WM W SURVEY

**Neighborhood Code:** 1M010A

**Latitude:** 32.6312356757

**Longitude:** -97.1499219887

**TAD Map:** 2102-348

**MAPSCO:** TAR-109M



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** WARNELL, WM W SURVEY  
Abstract 1612 Tract 1C

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** C1

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800025927

**Site Name:** PENDERGRAFT ESTS ADDN A 2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 3

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 123,710

**Land Acres<sup>\*</sup>:** 2.8400

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

PHIL AND TERRI PENDERGRAFT REVOCABLE TRUST

**Primary Owner Address:**

7012 TRUVER LN  
ARLINGTON, TX 76001

**Deed Date:** 8/20/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220206712](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PENDERGRAFT PHILIP;PENDERGRAFT THERESE	2/9/2006	<a href="#">D206041471</a>	0000000	0000000
KUYKENDALL MARY FRANCES	9/2/1991	000000000000000	0000000	0000000
KUYKENDALL JAMES E	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$0	\$160,000	\$160,000	\$160,000
2023	\$0	\$160,000	\$160,000	\$160,000
2022	\$0	\$150,000	\$150,000	\$150,000
2021	\$0	\$125,000	\$125,000	\$125,000
2020	\$0	\$125,000	\$125,000	\$125,000

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.