

## LOCATION

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**Address:** [7014 BIG BEND LN](#)

**City:** ARLINGTON

**Georeference:** 31744A-4-20

**Subdivision:** PARKCREST PLACE

**Neighborhood Code:** 1M060C

**Latitude:** 32.6254274384

**Longitude:** -97.0854180592

**TAD Map:** 2126-348

**MAPSCO:** TAR-111R



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:** PARKCREST PLACE Block 4 Lot 20

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2011

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40818071

**Site Name:** PARKCREST PLACE-4-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,885

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,670

**Land Acres<sup>\*</sup>:** 0.2219

**Pool:** N

<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

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**Current Owner:**

DAYO MAMINA

**Primary Owner Address:**

7014 BIG BEND LN  
ARLINGTON, TX 76002-3502

**Deed Date:** 4/14/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217090084](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TERRAZAS ERIKA;TERRAZAS REYNALDO	9/9/2011	<a href="#">D21123882</a>	0000000	0000000
HMH LIFESTYLES LP	6/6/2011	<a href="#">D211133557</a>	0000000	0000000
FIRST CLASS HOMES INC	7/14/2010	<a href="#">D211013934</a>	0000000	0000000
GRAHAM MORTGAGE CORPORATION	2/5/2008	<a href="#">D208041309</a>	0000000	0000000
JMP PARTNERS LP	9/14/2005	<a href="#">D206279905</a>	0000000	0000000
BRIGHT STAR PRTN GROUP LP	1/1/2005	0000000000000000	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	\$285,441	\$60,000	\$345,441	\$331,488
2023	\$300,612	\$60,000	\$360,612	\$301,353
2022	\$242,776	\$50,000	\$292,776	\$273,957
2021	\$199,052	\$50,000	\$249,052	\$249,052
2020	\$179,430	\$50,000	\$229,430	\$229,430

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.