

LOCATION

Address: [7604 DANUERS LN](#)
City: ARLINGTON
Georeference: 25134-5-20
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6221411778
Longitude: -97.1131364181
TAD Map: 2114-344
MAPSCO: TAR-111N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MATLOCK ESTATES ADDITION
Block 5 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: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06946186

Site Name: MATLOCK ESTATES ADDITION-5-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,191

Percent Complete: 100%

Land Sqft^{*}: 7,380

Land Acres^{*}: 0.1694

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:

ORTIZ JAVIER
ORTIZ DORA ORTIZ

Primary Owner Address:

7604 DANUERS LN
ARLINGTON, TX 76002-4155

Deed Date: 8/25/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206274776](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINH TUAN;TRINH VAN LUCY TRAN	9/27/2002	00160380000436	0016038	0000436
WINFIELD FLOYD E JR	11/16/1998	00135330000019	0013533	0000019
MERCEDES HOMES OF TEXAS INC	10/24/1997	00129600000341	0012960	0000341
GEHAN HOMES LTD	1/1/1996	00000000000000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$310,610	\$55,000	\$365,610	\$331,617
2023	\$264,988	\$55,000	\$319,988	\$301,470
2022	\$266,283	\$40,000	\$306,283	\$274,064
2021	\$209,149	\$40,000	\$249,149	\$249,149
2020	\$190,591	\$40,000	\$230,591	\$230,591

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.