



**Address:** [7608 SOUTHBRIDGE LN](#)  
**City:** ARLINGTON  
**Georeference:** 25134-7-18  
**Subdivision:** MATLOCK ESTATES ADDITION  
**Neighborhood Code:** 1M020S

**Latitude:** 32.6218288278  
**Longitude:** -97.1121910855  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-111N



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

## PROPERTY DATA

**Legal Description:** MATLOCK ESTATES ADDITION  
Block 7 Lot 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** 06946518

**Site Name:** MATLOCK ESTATES ADDITION-7-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,079

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

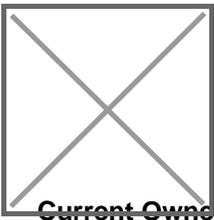
**Land Acres<sup>\*</sup>:** 0.1652

**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



**Current Owner:**

NGUYEN NHON T  
NGUYEN THOI T

**Primary Owner Address:**

7608 SOUTHBRIDGE LN  
ARLINGTON, TX 76002

**Deed Date:** 6/14/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224105922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN NHON THIEN	11/11/2004	<a href="#">D204358588</a>	0000000	0000000
ZIMMERMAN FRANKLIN;ZIMMERMAN PAT	10/17/1997	00129500000081	0012950	0000081
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	\$259,361	\$55,000	\$314,361	\$314,361
2023	\$258,024	\$55,000	\$313,024	\$294,790
2022	\$257,010	\$40,000	\$297,010	\$267,991
2021	\$203,628	\$40,000	\$243,628	\$243,628
2020	\$185,549	\$40,000	\$225,549	\$225,549

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.