

# Tarrant Appraisal District Property Information | PDF Account Number: 06946682

# Address: 7705 SOUTHBRIDGE LN

City: ARLINGTON Georeference: 25134-9-8 Subdivision: MATLOCK ESTATES ADDITION Neighborhood Code: 1M020S Latitude: 32.6213069255 Longitude: -97.1116363357 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 9 Lot 8

#### Jurisdictions:

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

#### State Code: A

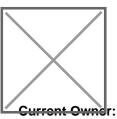
Year Built: 1997

Personal Property Account: N/A Agent: None Site Number: 06946682 Site Name: MATLOCK ESTATES ADDITION-9-8 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,386 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,198 Land Acres<sup>\*</sup>: 0.1652 Pool: Y

#### +++ Rounded.

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

### **OWNER INFORMATION**



TEXAS Y&M AUTO SALES LLC

Primary Owner Address: 7412 MANSFIELD HWY STE 201 KENNEDALE, TX 76060 Deed Date: 11/29/2023 Deed Volume: Deed Page: Instrument: D223218514

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SLCD GROUP INC	9/26/2023	D223173840		
OPENDOOR PROPERTY TRUST I	1/12/2023	D223007742		
KEBEDE TSEDENIA	2/28/2017	D217049170		
VALIAPARAMPIL JOSE	6/23/2016	D216159578		
PACIFIC UNION FINANCIAL LLC	5/9/2016	D216101333		
OLEJEDE OLUMIDE J	1/9/2015	D215005423		
MARTINEZ JESSIE;MARTINEZ REGINA	3/28/2012	D212075312	000000	0000000
OVERBEY JEFFREY G;OVERBEY TAMMY	1/6/1998	00130410000032	0013041	0000032
GEHAN HOMES LTD	1/1/1996	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$337,195	\$55,000	\$392,195	\$392,195
2023	\$290,498	\$55,000	\$345,498	\$324,694
2022	\$286,826	\$40,000	\$326,826	\$295,176
2021	\$228,342	\$40,000	\$268,342	\$268,342
2020	\$209,345	\$40,000	\$249,345	\$249,345

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.