



Address: [7600 KITTELY LN](#)
City: ARLINGTON
Georeference: 25134-9-21
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6224915842
Longitude: -97.1112538078
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 21

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Site Number: 07220499

Site Name: MATLOCK ESTATES ADDITION-9-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,551

Percent Complete: 100%

Land Sqft^{*}: 8,189

Land Acres^{*}: 0.1879

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:

NGUYEN CAO

Primary Owner Address:

827 TENNESSEE DR
EULESS, TX 76040

Deed Date: 8/18/2021

Deed Volume:

Deed Page:

Instrument: [D221241999](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LESTER DORIS MAE	5/10/2014	D214135330	0000000	0000000
LESTER DORIS;LESTER URIA SR	8/10/1999	00139630000422	0013963	0000422
MERCEDES HOMES OF TEXAS INC	1/26/1999	00136400000407	0013640	0000407
GEHAN HOMES LTD	1/1/1998	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	\$233,474	\$55,000	\$288,474	\$288,474
2023	\$199,565	\$55,000	\$254,565	\$254,565
2022	\$200,536	\$40,000	\$240,536	\$240,536
2021	\$158,072	\$40,000	\$198,072	\$198,072
2020	\$144,286	\$40,000	\$184,286	\$184,286

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.