

# Tarrant Appraisal District Property Information | PDF Account Number: 07220499

## Address: 7600 KITTERY 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

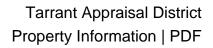
Year Built: 1999

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<sup>+++</sup>: 1,551 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,189 Land Acres<sup>\*</sup>: 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**





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	000000	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	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. 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.