



Address: [7702 PITTSFORD LN](#)
City: ARLINGTON
Georeference: 25134-13-9
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6215429508
Longitude: -97.1084207319
TAD Map: 2120-344
MAPSCO: TAR-111N



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

PROPERTY DATA

Legal Description: MATLOCK ESTATES ADDITION
Block 13 Lot 9

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 07272677

Site Name: MATLOCK ESTATES ADDITION-13-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,657

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

TRICON SFR 2023-2 BORROWER LLC

Primary Owner Address:

15771 RED HILL AVE
TUSTIN, CA 92780

Deed Date: 11/29/2023

Deed Volume:

Deed Page:

Instrument: [D223213477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	D217196853		
SBY 2014-1 BORROWER LLC	8/12/2014	D214178764		
2012-C PROPERTY HOLDINGS LLC	1/1/2013	D213026229	0000000	0000000
HURT ANGEL E;HURT ARNOLD T	6/12/2000	00143920000486	0014392	0000486
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	\$306,093	\$55,000	\$361,093	\$361,093
2024	\$306,093	\$55,000	\$361,093	\$361,093
2023	\$290,372	\$55,000	\$345,372	\$345,372
2022	\$297,115	\$40,000	\$337,115	\$337,115
2021	\$217,000	\$40,000	\$257,000	\$257,000
2020	\$193,805	\$40,000	\$233,805	\$233,805

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.