

# Tarrant Appraisal District Property Information | PDF Account Number: 07272723

#### Address: 7712 PITTSFORD LN

City: ARLINGTON Georeference: 25134-13-14 Subdivision: MATLOCK ESTATES ADDITION Neighborhood Code: 1M020S Latitude: 32.620632504 Longitude: -97.1083669023 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 14

#### Jurisdictions:

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

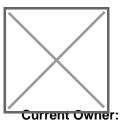
#### State Code: A

Year Built: 2000 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07272723 Site Name: MATLOCK ESTATES ADDITION-13-14 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,657 Percent Complete: 100% Land Sqft<sup>\*</sup>: 13,285 Land Acres<sup>\*</sup>: 0.3049 Pool: Y

#### +++ Rounded.

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

### **OWNER INFORMATION**



STATELER JOSHUA S STATELER LAURA L

**Primary Owner Address:** 7712 PITTSFORD LN ARLINGTON, TX 76002 Deed Date: 7/20/2018 Deed Volume: Deed Page: Instrument: D218161936

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCDIVIT KAREN;MCDIVIT PATRICK P	4/26/2000	00143170000545	0014317	0000545
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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$374,704	\$55,000	\$429,704	\$429,704
2023	\$322,758	\$55,000	\$377,758	\$377,758
2022	\$319,223	\$40,000	\$359,223	\$359,223
2021	\$254,181	\$40,000	\$294,181	\$294,181
2020	\$233,052	\$40,000	\$273,052	\$273,052

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.