



Address: [8101 MATLOCK RD](#)
City: ARLINGTON
Georeference: 7174-2-28A1
Subdivision: CHERRY CREEK ESTATES ADDITION
Neighborhood Code: Service Station General

Latitude: 32.6141775256
Longitude: -97.1164950131
TAD Map: 2114-344
MAPSCO: TAR-110V



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

PROPERTY DATA

Legal Description: CHERRY CREEK ESTATES
ADDITION Block 2 Lot 28A1

Jurisdictions:

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

Site Number: 80787878
Site Name: 7-ELEVEN
Site Class: SSConvStore - Svc Station-Convenience Store with Fuel

Parcels: 1

State Code: F1

Year Built: 2001

Personal Property Account: Multi

Agent: None

Protest Deadline Date: 5/15/2025

Primary Building Name: 7- ELEVEN / 07721668

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 4,440

Net Leasable Area⁺⁺⁺: 4,440

Percent Complete: 100%

Land Sqft^{*}: 45,000

Land Acres^{*}: 1.0330

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:
MDC ENDEAVOUR TX 1 LP
Primary Owner Address:
PO BOX 711
DALLAS, TX 75221

Deed Date: 11/22/2024
Deed Volume:
Deed Page:
Instrument: [D224214580](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
7-ELEVEN INC	10/8/2004	D204329699	0000000	0000000
STATE STREET BANK & TRUST TR	11/14/2001	00152640000219	0015264	0000219
FARAH ENTERPRISES INC	3/10/2001	00147740000089	0014774	0000089
PITTSFORD LP	1/1/2000	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	\$725,000	\$675,000	\$1,400,000	\$1,400,000
2023	\$694,072	\$675,000	\$1,369,072	\$1,369,072
2022	\$628,878	\$675,000	\$1,303,878	\$1,303,878
2021	\$599,665	\$675,000	\$1,274,665	\$1,274,665
2020	\$614,209	\$675,000	\$1,289,209	\$1,289,209

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.