



Address: [612 MATT LN](#)
City: ARLINGTON
Georeference: 10365-2-11
Subdivision: DUPLEX NORTH ADDITION
Neighborhood Code: M1A02N

Latitude: 32.7410518807
Longitude: -97.1350580819
TAD Map: 2108-388
MAPSCO: TAR-082F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DUPLEX NORTH ADDITION
Block 2 Lot 11

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: B
Year Built: 1980
Personal Property Account: N/A
Agent: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 00742848
Site Name: DUPLEX NORTH ADDITION-2-11
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 1,813
Percent Complete: 100%
Land Sqft^{*}: 6,930
Land Acres^{*}: 0.1590
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 PHUONG H
Primary Owner Address:
608 PARKER DR
EULESS, TX 76039-7432

Deed Date: 4/27/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209126042](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONAL CITY BANK	1/6/2009	D209008658	0000000	0000000
CASAS GILBERTO;CASAS IVAN MORALES	6/23/2005	D205191061	0000000	0000000
LE CINDY	6/14/2004	D205101595	0000000	0000000
LE CINDY ETAL TUAN A	3/28/2001	00148020000365	0014802	0000365
GILLETT BERNARD J;GILLETT MARY Y	5/20/1993	00110710001428	0011071	0001428
SECRETARY OF HUD	1/7/1993	00109210000995	0010921	0000995
SIMMONS FIRST NATIONAL BANK	1/5/1993	00109020002163	0010902	0002163
GONG BAO CHANG;GONG MAO LIANG	6/7/1990	00099530002100	0009953	0002100
SECRETARY OF HUD	8/5/1989	00097620001067	0009762	0001067
MORTGAGE & TRUST INC	8/4/1989	00096670000037	0009667	0000037
FULLER ANTHONY E	3/6/1986	00084770001246	0008477	0001246
WILLIAMS JAMES	12/31/1900	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	\$212,931	\$12,000	\$224,931	\$224,931
2024	\$222,303	\$12,000	\$234,303	\$234,303
2023	\$213,000	\$12,000	\$225,000	\$225,000
2022	\$196,225	\$12,000	\$208,225	\$208,225
2021	\$170,000	\$12,000	\$182,000	\$182,000
2020	\$163,000	\$12,000	\$175,000	\$175,000

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.