

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 00742848

Address: 612 MATT LN City: ARLINGTON

Georeference: 10365-2-11

Subdivision: DUPLEX NORTH ADDITION

Neighborhood Code: M1A02N

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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

Latitude: 32.7410518807

**TAD Map:** 2108-388 **MAPSCO:** TAR-082F

Longitude: -97.1350580819

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.

### **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

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



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**

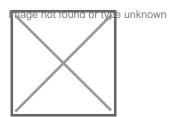
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

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.

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<sup>+</sup> 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.

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