



Address: [417 MATT LN](#)
City: ARLINGTON
Georeference: 10368-1-13
Subdivision: DUPLEX SOUTH ADDITION
Neighborhood Code: M1A02N

Latitude: 32.7380909219
Longitude: -97.1344651766
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 SOUTH ADDITION
Block 1 Lot 13

Jurisdictions:

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

State Code: B

Year Built: 1982

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 00743232

Site Name: DUPLEX SOUTH ADDITION-1-13

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 1,612

Percent Complete: 100%

Land Sqft^{*}: 10,676

Land Acres^{*}: 0.2450

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:

TRAN LOAN THIKIM
CLINTON BRADY LEE

Primary Owner Address:

401 DOMINION DR
EULESS, TX 76039

Deed Date: 9/27/2019

Deed Volume:

Deed Page:

Instrument: [D219223152](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| NGO JOSEPH M | 8/9/2012 | D212198427 | 0000000 | 0000000 |
| PAYNE CODY | 12/19/2008 | D209006257 | 0000000 | 0000000 |
| RALI 2006-QS15 | 11/25/2008 | D208439023 | 0000000 | 0000000 |
| ALVERSON ANDRE L;ALVERSON TIMEKA | 12/8/2006 | D206399694 | 0000000 | 0000000 |
| NICHOL SUSAN | 4/14/2005 | D205106451 | 0000000 | 0000000 |
| VILLAGE GREEN DUPLEXES LTD | 7/16/1990 | 00099860000869 | 0009986 | 0000869 |
| FIRST CITY SAVINGS ASSOC | 11/4/1987 | 00091270000321 | 0009127 | 0000321 |
| MARTIN BILL | 2/26/1985 | 00080990002223 | 0008099 | 0002223 |
| BILL MARTIN & ASSOC INC | 2/25/1985 | 00080990002211 | 0008099 | 0002211 |
| MEGA INVESTMENT GROUP | 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 | \$210,262 | \$12,000 | \$222,262 | \$222,262 |
| 2024 | \$226,646 | \$12,000 | \$238,646 | \$238,646 |
| 2023 | \$193,122 | \$12,000 | \$205,122 | \$205,122 |
| 2022 | \$181,892 | \$12,000 | \$193,892 | \$193,892 |
| 2021 | \$146,089 | \$12,000 | \$158,089 | \$158,089 |
| 2020 | \$146,089 | \$12,000 | \$158,089 | \$158,089 |

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

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Tarrant Appraisal District Property Information | PDF

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.