



Address: [406 MATT LN](#)
City: ARLINGTON
Georeference: 10368-4-15
Subdivision: DUPLEX SOUTH ADDITION
Neighborhood Code: M1A02N

Latitude: 32.7376416716
Longitude: -97.1351544997
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 4 Lot 15

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: PROPERTY TAX ASSISTANCE INC (00076)

Protest Deadline Date: 5/24/2024

Site Number: 00743666

Site Name: DUPLEX SOUTH ADDITION-4-15

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 1,546

Percent Complete: 100%

Land Sqft^{*}: 8,698

Land Acres^{*}: 0.1996

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:

CSQ GROUP LLC

Primary Owner Address:

7602 CUTLASS CT
ARLINGTON, TX 76016

Deed Date: 5/4/2017

Deed Volume:

Deed Page:

Instrument: [D217103184](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEMBRENO HEBER	7/27/2006	D206244195	0000000	0000000
NICHOL SUSAN	4/14/2005	D205106441	0000000	0000000
VILLAGE GREEN DUPLEXES LTD	7/16/1990	00099860000869	0009986	0000869
FIRST CITY SAVINGS ASSOC	11/20/1987	00091270000321	0009127	0000321
BILL MARTIN & ASSOC INC	2/26/1985	00080990002223	0008099	0002223
BILL MARTIN & ASSOC	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	\$215,368	\$69,584	\$284,952	\$284,952
2024	\$215,368	\$69,584	\$284,952	\$284,952
2023	\$191,016	\$69,584	\$260,600	\$260,600
2022	\$186,502	\$12,000	\$198,502	\$198,502
2021	\$166,774	\$12,000	\$178,774	\$178,774
2020	\$132,000	\$12,000	\$144,000	\$144,000

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.