



Address: [706 EDMONT PL](#)
City: ARLINGTON
Georeference: 25135-13-22
Subdivision: MATLOCK MANOR ADDITION
Neighborhood Code: 1M030A

Latitude: 32.6654830271
Longitude: -97.1159162327
TAD Map: 2114-360
MAPSCO: TAR-096V



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

PROPERTY DATA

Legal Description: MATLOCK MANOR ADDITION
Block 13 Lot 22

Jurisdictions:

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

State Code: A

Year Built: 1982

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 01650459

Site Name: MATLOCK MANOR ADDITION-13-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,468

Percent Complete: 100%

Land Sqft^{*}: 7,600

Land Acres^{*}: 0.1744

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:

SEBASTIAN WILLIAM

Primary Owner Address:

1409 BRYNLEE LN
MANSFIELD, TX 76063

Deed Date: 2/19/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213050407](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	9/5/2012	D212226168	0000000	0000000
JPMORGAN CHASE BANK NATL ASSOC	8/7/2012	D212203062	0000000	0000000
ORTIZ LUCELIA;ORTIZ OSCAR	5/20/2008	D208189700	0000000	0000000
SECRETARY OF HUD	2/12/2008	D208084133	0000000	0000000
COUNTRYWIDE HOME LOANS	2/5/2008	D208051984	0000000	0000000
ARABIE CHRIS L;ARABIE L O'KEEFE	10/31/2000	00145980000509	0014598	0000509
KIMBROUGH MICHAEL	10/18/2000	00145980000508	0014598	0000508
GARRETT BETH M	8/22/1990	00100310000686	0010031	0000686
GARRETT BETH M;GARRETT ROBERT M	10/12/1988	00094090000336	0009409	0000336
FARRIS DAVID W	2/15/1983	00074460001605	0007446	0001605
SPIES-ROBERTS INC	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	\$161,509	\$40,000	\$201,509	\$201,509
2024	\$194,017	\$40,000	\$234,017	\$234,017
2023	\$189,268	\$40,000	\$229,268	\$229,268
2022	\$171,281	\$30,000	\$201,281	\$201,281
2021	\$163,552	\$30,000	\$193,552	\$193,552
2020	\$128,000	\$30,000	\$158,000	\$158,000

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

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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.