



**Address:** [709 EDMONT PL](#)  
**City:** ARLINGTON  
**Georeference:** 25135-13-30  
**Subdivision:** MATLOCK MANOR ADDITION  
**Neighborhood Code:** 1M030A

**Latitude:** 32.6659647237  
**Longitude:** -97.1161273039  
**TAD Map:** 2114-360  
**MAPSCO:** TAR-096V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MATLOCK MANOR ADDITION  
Block 13 Lot 30

**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:** RYAN LLC (00320R)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$245,886

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01650548

**Site Name:** MATLOCK MANOR ADDITION-13-30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,472

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,435

**Land Acres<sup>\*</sup>:** 0.1936

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

VALDIVIA JESUS EZEQUIEL

**Primary Owner Address:**

709 EDMONT PL  
ARLINGTON, TX 76017

**Deed Date:** 4/12/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224065776](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
API DFW PROPERTIES LLC	3/22/2017	<a href="#">D217064706</a>		
CHEUNG DIANA	4/13/2011	<a href="#">D211147518</a>	0000000	0000000
CHEUNG MABEL;CHEUNG SUN MAN CHEUNG	4/21/2010	<a href="#">D210093880</a>	0000000	0000000
YUE CHUN LEUNG	3/23/2010	<a href="#">D210070874</a>	0000000	0000000
DEUTSCHE BANK	2/2/2010	<a href="#">D210030775</a>	0000000	0000000
ESQUIVEL JENNIFER;ESQUIVEL JUAN C	3/11/2009	<a href="#">D209080749</a>	0000000	0000000
ESQUIVEL JENNIFER;ESQUIVEL JUAN	6/7/2004	<a href="#">D204182694</a>	0000000	0000000
EVANS CHRISTOPHER LEE	4/17/2002	00156190000235	0015619	0000235
DEWBERRY JAMES R	10/31/1990	00100870001729	0010087	0001729
GUTIERREZ BRENDA;GUTIERREZ JESUS	4/18/1983	00074890001806	0007489	0001806
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 <sup>+</sup>
2025	\$205,886	\$40,000	\$245,886	\$245,886
2024	\$205,886	\$40,000	\$245,886	\$245,886
2023	\$184,000	\$40,000	\$224,000	\$224,000
2022	\$158,000	\$30,000	\$188,000	\$188,000
2021	\$158,000	\$30,000	\$188,000	\$188,000
2020	\$120,000	\$30,000	\$150,000	\$150,000

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.