



Address: [4404 MATLOCK RD](#)
City: ARLINGTON
Georeference: 39630-2-10R
Subdivision: SOUTHLAND ACRES ADDITION
Neighborhood Code: RET-The Parks/Highlands

Latitude: 32.6747048438
Longitude: -97.1156804787
TAD Map: 2114-364
MAPSCO: TAR-096R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHLAND ACRES ADDITION
Block 2 Lot 10R

Jurisdictions:

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

State Code: F1

Year Built: 1994

Personal Property Account: [11104260](#)

Agent: INVOKE TAX PARTNERS (00054R)

Notice Sent Date: 4/15/2025

Notice Value: \$2,307,888

Protest Deadline Date: 5/31/2024

Site Number: 80678270

Site Name: OREILLY AUTO PARTS

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: OFFICE / 06697445

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 19,800

Net Leasable Area⁺⁺⁺: 19,800

Percent Complete: 100%

Land Sqft^{*}: 60,635

Land Acres^{*}: 1.3919

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:

4404 MATLOCK RD LLC

Primary Owner Address:

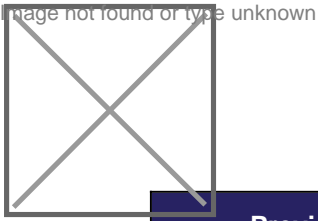
8333 DOUGLAS AVE SUITE 1500
DALLAS, TX 75225

Deed Date: 6/21/2022

Deed Volume:

Deed Page:

Instrument: [D222158093](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TD GROUP LLC	11/3/2008	000000000000000	0000000	0000000
TARRANT DEVELOPMENT CO	1/1/1994	000000000000000	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	\$1,844,030	\$463,858	\$2,307,888	\$2,307,888
2024	\$1,633,259	\$463,858	\$2,097,117	\$2,097,117
2023	\$1,552,376	\$463,858	\$2,016,234	\$2,016,234
2022	\$1,552,376	\$463,858	\$2,016,234	\$2,016,234
2021	\$1,386,142	\$463,858	\$1,850,000	\$1,850,000
2020	\$1,386,142	\$463,858	\$1,850,000	\$1,850,000

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.