



**Address:** [7604 ALBANY LN](#)  
**City:** ARLINGTON  
**Georeference:** 25134-3-3  
**Subdivision:** MATLOCK ESTATES ADDITION  
**Neighborhood Code:** 1M020S

**Latitude:** 32.6221621344  
**Longitude:** -97.1150179759  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-110R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MATLOCK ESTATES ADDITION  
Block 3 Lot 3

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$381,222

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

**Site Number:** 06852661

**Site Name:** MATLOCK ESTATES ADDITION-3-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,240

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,623

**Land Acres<sup>\*</sup>:** 0.1750

**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:**

TRANG TRAN THI XUAN  
TRI TRAN HUU

**Primary Owner Address:**

7604 ALBANY LN  
ARLINGTON, TX 76002

**Deed Date:** 9/4/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220226192](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAZZAR OMAR	12/18/2015	325-555049-14		
JAZZAR OMARA;SALAMA RANDA	9/27/2007	<a href="#">D207353333</a>	0000000	0000000
WORLD SAVINGS BANK	8/9/2007	<a href="#">D207285336</a>	0000000	0000000
AJJAWI CHARLINE;AJJAWI NIZAR M	6/21/2000	00144050000332	0014405	0000332
GEHAN HOMES LTD	1/1/1995	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	\$326,222	\$55,000	\$381,222	\$381,222
2024	\$326,222	\$55,000	\$381,222	\$350,108
2023	\$279,810	\$55,000	\$334,810	\$318,280
2022	\$281,164	\$40,000	\$321,164	\$289,345
2021	\$223,041	\$40,000	\$263,041	\$263,041
2020	\$193,903	\$40,000	\$233,903	\$202,925

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

- HOMESTEAD GENERAL 11.13(b)

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.