



**Address:** [7704 ALBANY LN](#)  
**City:** ARLINGTON  
**Georeference:** 25134-3-8  
**Subdivision:** MATLOCK ESTATES ADDITION  
**Neighborhood Code:** 1M020S

**Latitude:** 32.6213375736  
**Longitude:** -97.1150304396  
**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 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$356,367

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

**Site Number:** 06852734

**Site Name:** MATLOCK ESTATES ADDITION-3-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,086

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,492

**Land Acres<sup>\*</sup>:** 0.1719

**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:**

BERRY ALTON R  
BERRY SYLVIA

**Primary Owner Address:**

7704 ALBANY LN  
ARLINGTON, TX 76002-4143

**Deed Date:** 12/21/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207005503](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOI CAI THI;LOI HEIP Q LE	9/30/2003	<a href="#">D203390450</a>	0000000	0000000
LOI CAI THI;LOI HEIP Q ETAL	4/9/1998	00132570000062	0013257	0000062
NEWMAN AMANDA;NEWMAN JEFFREY	10/4/1996	00125390001343	0012539	0001343
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	\$217,577	\$55,000	\$272,577	\$272,577
2024	\$301,367	\$55,000	\$356,367	\$323,294
2023	\$257,089	\$55,000	\$312,089	\$293,904
2022	\$258,358	\$40,000	\$298,358	\$267,185
2021	\$202,895	\$40,000	\$242,895	\$242,895
2020	\$184,885	\$40,000	\$224,885	\$224,885

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.