



Address: [7710 ALBANY LN](#)
City: ARLINGTON
Georeference: 25134-3-11
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6208309865
Longitude: -97.1150357299
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 11

Jurisdictions:

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

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$345,339

Protest Deadline Date: 5/24/2024

Site Number: 06852769

Site Name: MATLOCK ESTATES ADDITION-3-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,903

Percent Complete: 100%

Land Sqft^{*}: 8,537

Land Acres^{*}: 0.1959

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:

PETTIES CHANNON DESHAUN

Primary Owner Address:

7710 ALBANY LN
ARLINGTON, TX 76002

Deed Date: 8/6/2021

Deed Volume:

Deed Page:

Instrument: [D221235536](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PETTIES CHANNON	1/3/2012	231-500341-11		
PETTIES CHANNON;PETTIES SHAJUAND	11/16/2004	D204367505	0000000	0000000
GARRISON WAYNE ELLIOT	8/5/2002	D204367504	0000000	0000000
GARRISON HILLERY;GARRISON WAYNE E	6/18/1999	00138790000351	0013879	0000351
NATIONAL MODEL HOMES INC	1/29/1998	00130670000294	0013067	0000294
MERCEDES HOMES OF TEXAS INC	7/23/1997	00128500000430	0012850	0000430
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 ⁺
2025	\$290,339	\$55,000	\$345,339	\$344,772
2024	\$290,339	\$55,000	\$345,339	\$313,429
2023	\$247,687	\$55,000	\$302,687	\$284,935
2022	\$248,904	\$40,000	\$288,904	\$259,032
2021	\$195,484	\$40,000	\$235,484	\$235,484
2020	\$178,134	\$40,000	\$218,134	\$218,134

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.