



**Address:** [7701 ALBANY LN](#)  
**City:** ARLINGTON  
**Georeference:** 25134-4-6  
**Subdivision:** MATLOCK ESTATES ADDITION  
**Neighborhood Code:** 1M020S

**Latitude:** 32.6216631896  
**Longitude:** -97.1144675112  
**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 4 Lot 6

**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:** None

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

**Site Number:** 06852823

**Site Name:** MATLOCK ESTATES ADDITION-4-6

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1649

**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:**

AMS FAMILY PROPERTIES INC

**Primary Owner Address:**

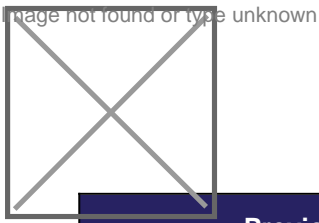
935 E FREESTONE DR  
ARLINGTON, TX 76017

**Deed Date:** 12/8/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223033173](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELYASSIR GHADA	4/4/2002	00156040000275	0015604	0000275
SECRETARY OF HOUSING & URBAN	12/12/2001	00156680000259	0015668	0000259
CHASE MANHATTAN MORTGAGE CORP	8/7/2001	00150740000418	0015074	0000418
WATTS EDIE A	3/23/1999	00137420000083	0013742	0000083
WATTS EDIE A;WATTS MELISSA HINES	9/3/1996	00125060001457	0012506	0001457
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	\$301,367	\$55,000	\$356,367	\$356,367
2024	\$301,367	\$55,000	\$356,367	\$356,367
2023	\$257,089	\$55,000	\$312,089	\$312,089
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

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.