



Address: [7709 ALBANY LN](#)
City: ARLINGTON
Georeference: 25134-4-10
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6210035303
Longitude: -97.1144763653
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 10

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

Notice Sent Date: 4/15/2025

Notice Value: \$422,664

Protest Deadline Date: 5/24/2024

Site Number: 06852874

Site Name: MATLOCK ESTATES ADDITION-4-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,863

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

TRAN THUAN
TRAN VAN T

Primary Owner Address:

7709 ALBANY LN
ARLINGTON, TX 76002-4142

Deed Date: 6/27/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205122871](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------|-------------|-----------|
| TRAN HUY ETAL | 8/27/2001 | 00151090000376 | 0015109 | 0000376 |
| CERALDI DOMINIC J;CERALDI JEANIE | 5/19/1997 | 00127750000365 | 0012775 | 0000365 |
| KAUFMAN & BROAD OF TEXAS INC | 6/26/1996 | 00124200000981 | 0012420 | 0000981 |
| 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 | \$367,664 | \$55,000 | \$422,664 | \$370,363 |
| 2024 | \$367,664 | \$55,000 | \$422,664 | \$336,694 |
| 2023 | \$313,309 | \$55,000 | \$368,309 | \$306,085 |
| 2022 | \$314,855 | \$40,000 | \$354,855 | \$278,259 |
| 2021 | \$212,963 | \$40,000 | \$252,963 | \$252,963 |
| 2020 | \$195,000 | \$40,000 | \$235,000 | \$235,000 |

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

- 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.