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**Address:** [7601 AMSTERDAM LN](#)  
**City:** ARLINGTON  
**Georeference:** 25134-5-1  
**Subdivision:** MATLOCK ESTATES ADDITION  
**Neighborhood Code:** 1M020S

**Latitude:** 32.6224924488  
**Longitude:** -97.1135241398  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-110R



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

## PROPERTY DATA

**Legal Description:** MATLOCK ESTATES ADDITION  
Block 5 Lot 1

**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:** \$385,708

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

**Site Number:** 06853013

**Site Name:** MATLOCK ESTATES ADDITION-5-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,256

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,363

**Land Acres<sup>\*</sup>:** 0.1919

**Pool:** Y

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

LOCKLEAR DURECK  
LOCKLEAR CHRISTY

**Primary Owner Address:**

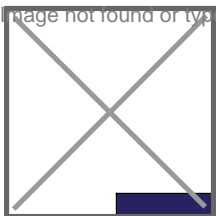
7601 AMSTERDAM LN  
ARLINGTON, TX 76002-4148

**Deed Date:** 9/14/2001

**Deed Volume:** 0015147

**Deed Page:** 0000045

**Instrument:** 00151470000045



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUNSON TERRY D	3/20/1997	00127090000255	0012709	0000255
KAUFMAN & BROAD OF TEXAS INC	9/19/1996	00125220001378	0012522	0001378
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	\$330,708	\$55,000	\$385,708	\$385,708
2024	\$330,708	\$55,000	\$385,708	\$351,651
2023	\$285,064	\$55,000	\$340,064	\$319,683
2022	\$281,372	\$40,000	\$321,372	\$290,621
2021	\$224,201	\$40,000	\$264,201	\$264,201
2020	\$205,635	\$40,000	\$245,635	\$245,635

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 10 to 29 PCT 11.22

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.