



**Address:** [4800 MATLOCK RD](#)  
**City:** ARLINGTON  
**Georeference:** 25135-5-1  
**Subdivision:** MATLOCK MANOR ADDITION  
**Neighborhood Code:** Service Station General

**Latitude:** 32.6699096656  
**Longitude:** -97.1155093745  
**TAD Map:** 2114-364  
**MAPSCO:** TAR-096R



Google Map or type unknown

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

## PROPERTY DATA

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

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** F1

**Year Built:** 1996

**Personal Property Account:** [10583467](#)

**Agent:** TARRANT PROPERTY TAX SERVICE (00065)

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

**Notice Value:** \$1,091,301

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80706312

**Site Name:** SHELL FAMILY MART

**Site Class:** SSMiniMart - Svc Station-Mini Mart with Fuel

**Parcels:** 1

**Primary Building Name:** SHELL FAMILY MART / 06908918

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 3,376

**Net Leasable Area<sup>+++</sup>:** 3,376

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 39,988

**Land Acres<sup>\*</sup>:** 0.9179

**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:**

JIANCO INC

**Primary Owner Address:**

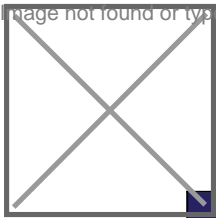
4800 MATLOCK RD  
ARLINGTON, TX 76018-1010

**Deed Date:** 3/24/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214087131](#)



| Previous Owners      | Date     | Instrument       | Deed Volume | Deed Page |
|----------------------|----------|------------------|-------------|-----------|
| JIANCO INC           | 5/8/1996 | 00123630001250   | 0012363     | 0001250   |
| PITTSFORD LTD PRTSHP | 1/1/1996 | 0000000000000000 | 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 | \$691,421          | \$399,880   | \$1,091,301  | \$1,045,210                  |
| 2024 | \$471,128          | \$399,880   | \$871,008    | \$871,008                    |
| 2023 | \$454,248          | \$399,880   | \$854,128    | \$854,128                    |
| 2022 | \$415,120          | \$399,880   | \$815,000    | \$815,000                    |
| 2021 | \$375,120          | \$399,880   | \$775,000    | \$775,000                    |
| 2020 | \$350,120          | \$399,880   | \$750,000    | \$750,000                    |

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

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.