



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 (20065)

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⁺⁺⁺: 3,376

Net Leasable Area⁺⁺⁺: 3,376

Recon Complete: 100%

Land Sqft^{*}: 39,988

Land Acres^{*}: 0.9179

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:

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	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	\$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.