



Address: [7602 DANUERS LN](#)
City: ARLINGTON
Georeference: 25134-5-21
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6223102212
Longitude: -97.11313532
TAD Map: 2114-344
MAPSCO: TAR-111N



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 5 Lot 21

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$432,177

Protest Deadline Date: 5/24/2024

Site Number: 06946194

Site Name: MATLOCK ESTATES ADDITION-5-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,899

Percent Complete: 100%

Land Sqft^{*}: 7,380

Land Acres^{*}: 0.1694

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:

MCCOY NYKEE
MCCOY MARLA

Primary Owner Address:

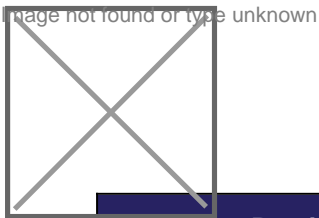
7602 DANUERS LN
ARLINGTON, TX 76002-4155

Deed Date: 7/31/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206245720](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANDRUM MICHAEL;LANDRUM PAULA	6/30/2000	00144140000202	0014414	0000202
MERCEDES HOMES OF TEXAS INC	7/23/1997	00128500000430	0012850	0000430
GEHAN HOMES LTD	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	\$377,177	\$55,000	\$432,177	\$429,133
2024	\$377,177	\$55,000	\$432,177	\$390,121
2023	\$321,392	\$55,000	\$376,392	\$354,655
2022	\$322,955	\$40,000	\$362,955	\$322,414
2021	\$253,104	\$40,000	\$293,104	\$293,104
2020	\$230,404	\$40,000	\$270,404	\$270,404

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.