



Address: [304 WESTBROOK DR](#)
City: ARLINGTON
Georeference: 25134-6-19
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6204383019
Longitude: -97.1114643966
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 6 Lot 19

Jurisdictions:

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

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$377,468

Protest Deadline Date: 5/24/2024

Site Number: 06946305

Site Name: MATLOCK ESTATES ADDITION-6-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,079

Percent Complete: 100%

Land Sqft^{*}: 7,912

Land Acres^{*}: 0.1816

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:

CRAIN KAYLEEN CRESS

Primary Owner Address:

304 WESTBROOK DR
ARLINGTON, TX 76002

Deed Date: 8/19/2016

Deed Volume:

Deed Page:

Instrument: [D216192584](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIAS ALBERT JR	6/30/2011	D211157194	0000000	0000000
FEUER POLLY	10/20/2006	D206330751	0000000	0000000
LOWE MICHAEL F	10/7/2000	00152370000209	0015237	0000209
LOWE MICHAEL F;LOWE PATRICIA	3/3/1998	00131330000026	0013133	0000026
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	\$322,468	\$55,000	\$377,468	\$377,468
2024	\$322,468	\$55,000	\$377,468	\$344,234
2023	\$278,024	\$55,000	\$333,024	\$312,940
2022	\$274,291	\$40,000	\$314,291	\$284,491
2021	\$218,628	\$40,000	\$258,628	\$258,628
2020	\$209,018	\$40,000	\$249,018	\$249,018

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.