



Address: [7708 SOUTHBRIDGE LN](#)
City: ARLINGTON
Georeference: 25134-7-13
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6210042002
Longitude: -97.1121907358
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 7 Lot 13

Jurisdictions:

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

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06946445

Site Name: MATLOCK ESTATES ADDITION-7-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,079

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

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:

ALMENDAREZ JUAN C P

Primary Owner Address:

7708 SOUTHBRIDGE LN
ARLINGTON, TX 76002

Deed Date: 7/19/2017

Deed Volume:

Deed Page:

Instrument: [D217167179](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AKENS JONNE	10/8/2015	D215230089		
SAUZA MARIETTA;SAUZA VICTOR S	2/18/2003	00164460000159	0016446	0000159
SAUZA MARIETTA G	8/19/1998	00133850000437	0013385	0000437
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	\$303,961	\$55,000	\$358,961	\$358,961
2024	\$303,961	\$55,000	\$358,961	\$358,961
2023	\$259,291	\$55,000	\$314,291	\$314,291
2022	\$260,559	\$40,000	\$300,559	\$300,559
2021	\$204,618	\$40,000	\$244,618	\$244,618
2020	\$186,447	\$40,000	\$226,447	\$226,447

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.