



Address: [7608 SOUTHBRIDGE LN](#)
City: ARLINGTON
Georeference: 25134-7-18
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6218288278
Longitude: -97.1121910855
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 18

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$314,361

Protest Deadline Date: 5/24/2024

Site Number: 06946518

Site Name: MATLOCK ESTATES ADDITION-7-18

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:

NGUYEN NHON T
NGUYEN THOI T

Primary Owner Address:

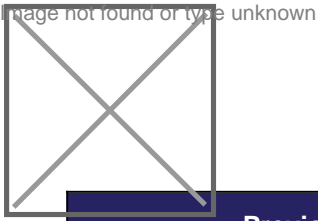
7608 SOUTHBRIDGE LN
ARLINGTON, TX 76002

Deed Date: 6/14/2024

Deed Volume:

Deed Page:

Instrument: [D224105922](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN NHON THIEN	11/11/2004	D204358588	0000000	0000000
ZIMMERMAN FRANKLIN;ZIMMERMAN PAT	10/17/1997	00129500000081	0012950	0000081
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	\$259,361	\$55,000	\$314,361	\$314,361
2024	\$259,361	\$55,000	\$314,361	\$314,361
2023	\$258,024	\$55,000	\$313,024	\$294,790
2022	\$257,010	\$40,000	\$297,010	\$267,991
2021	\$203,628	\$40,000	\$243,628	\$243,628
2020	\$185,549	\$40,000	\$225,549	\$225,549

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.