



Address: [7607 SOUTHBRIDGE LN](#)
City: ARLINGTON
Georeference: 25134-9-4
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6219767801
Longitude: -97.1116366168
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 9 Lot 4

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: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$467,750
Protest Deadline Date: 5/24/2024

Site Number: 06946631
Site Name: MATLOCK ESTATES ADDITION-9-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,070
Percent Complete: 100%
Land Sqft^{*}: 7,198
Land Acres^{*}: 0.1652
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:
KAINE JACOB E
WORKMAN KARA

Primary Owner Address:
7607 SOUTHBRIDGE LN
ARLINGTON, TX 76002

Deed Date: 2/18/2022
Deed Volume:
Deed Page:
Instrument: [D222047584](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PASTRANA JESUS;PASTRANA MINERVA	12/7/2020	D220321701		
WARNER JODIE MARIE	7/1/2016	32558983116		
WARNER JODIE;WARNER KEVIN	1/15/1999	00136230000156	0013623	0000156
GEHAN HOMES LTD	1/1/1996	000000000000000	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	\$412,750	\$55,000	\$467,750	\$467,750
2024	\$412,750	\$55,000	\$467,750	\$450,374
2023	\$354,431	\$55,000	\$409,431	\$409,431
2022	\$351,066	\$40,000	\$391,066	\$391,066
2021	\$278,038	\$40,000	\$318,038	\$318,038
2020	\$225,000	\$40,000	\$265,000	\$265,000

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

- 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.