



**Address:** [7609 KITTELY LN](#)  
**City:** ARLINGTON  
**Georeference:** 25134-10-5  
**Subdivision:** MATLOCK ESTATES ADDITION  
**Neighborhood Code:** 1M020S

**Latitude:** 32.6218093403  
**Longitude:** -97.1107041553  
**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 10 Lot 5

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$369,851

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07220545

**Site Name:** MATLOCK ESTATES ADDITION-10-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,205

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,274

**Land Acres<sup>\*</sup>:** 0.1669

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

NGUYEN BAOTRAN T

**Primary Owner Address:**

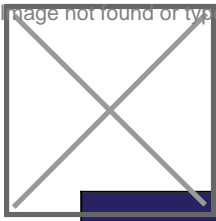
7609 KITTELY LN  
ARLINGTON, TX 76002-4175

**Deed Date:** 4/2/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D212081958](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEUNG FOO	12/15/2003	<a href="#">D203466765</a>	0000000	0000000
NGUEYN ANH M PHAM;NGUEYN HIEP T	12/15/2000	00146560000166	0014656	0000166
GEHAN HOMES LTD	1/1/1998	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 <sup>+</sup>
2025	\$314,851	\$55,000	\$369,851	\$369,135
2024	\$314,851	\$55,000	\$369,851	\$335,577
2023	\$268,658	\$55,000	\$323,658	\$305,070
2022	\$269,959	\$40,000	\$309,959	\$277,336
2021	\$212,124	\$40,000	\$252,124	\$252,124
2020	\$193,335	\$40,000	\$233,335	\$233,335

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.