



**Address:** [7104 MATLOCK MEADOW CT](#)  
**City:** ARLINGTON  
**Georeference:** 33208-16-3R  
**Subdivision:** QUAIL CREEK ADDITION-ARLINGTON  
**Neighborhood Code:** 1M020F

**Latitude:** 32.6281925834  
**Longitude:** -97.1149855134  
**TAD Map:** 2114-348  
**MAPSCO:** TAR-110M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** QUAIL CREEK ADDITION-  
ARLINGTON Block 16 Lot 3R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$300,000

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

**Site Number:** 07810563

**Site Name:** QUAIL CREEK ADDITION-ARLINGTON-16-3R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,385

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,319

**Land Acres<sup>\*</sup>:** 0.1910

**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:**

MELENDEZ JIMMY  
MELENDEZ ZULMA

**Primary Owner Address:**

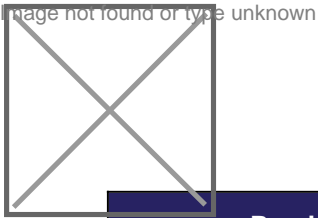
7104 MATLOCK MEADOW CT  
ARLINGTON, TX 76002

**Deed Date:** 9/25/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220252098](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARAJAS JOSE J;BARAJAS MARTHA	3/14/2006	000000000000000	0000000	0000000
ANTARES HOMES LLC	2/28/2001	001476000000034	0014760	0000034
QUAIL CREEK ARLINGTON JV	1/1/2001	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 <sup>+</sup>
2025	\$245,000	\$55,000	\$300,000	\$289,892
2024	\$245,000	\$55,000	\$300,000	\$263,538
2023	\$318,903	\$55,000	\$373,903	\$239,580
2022	\$253,016	\$45,000	\$298,016	\$217,800
2021	\$153,000	\$45,000	\$198,000	\$198,000
2020	\$153,000	\$45,000	\$198,000	\$198,000

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.