



Address: [7106 MATLOCK MEADOW CT](#)
City: ARLINGTON
Georeference: 33208-16-4R
Subdivision: QUAIL CREEK ADDITION-ARLINGTON
Neighborhood Code: 1M020F

Latitude: 32.6279452039
Longitude: -97.1149252433
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 4R

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: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 07810571

Site Name: QUAIL CREEK ADDITION-ARLINGTON-16-4R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,602

Percent Complete: 100%

Land Sqft^{*}: 15,071

Land Acres^{*}: 0.3460

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:

SIMS MONROE
SIMS ANITA SCOTT

Primary Owner Address:

7106 MATLOCK MEADOW CT
ARLINGTON, TX 76002-3346

Deed Date: 11/3/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205347487](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES HOMES LLC	2/28/2001	00147600000034	0014760	0000034
QUAIL CREEK ARLINGTON JV	1/1/2001	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	\$229,501	\$55,000	\$284,501	\$284,501
2024	\$229,501	\$55,000	\$284,501	\$284,501
2023	\$308,000	\$55,000	\$363,000	\$272,250
2022	\$259,163	\$45,000	\$304,163	\$247,500
2021	\$180,000	\$45,000	\$225,000	\$225,000
2020	\$180,000	\$45,000	\$225,000	\$225,000

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.