



**Address:** [206 MATLOCK MEADOW DR](#)  
**City:** ARLINGTON  
**Georeference:** 33208-17-4R  
**Subdivision:** QUAIL CREEK ADDITION-ARLINGTON  
**Neighborhood Code:** 1M020F

**Latitude:** 32.6284950984  
**Longitude:** -97.1129933368  
**TAD Map:** 2114-348  
**MAPSCO:** TAR-111J



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 17 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:** None

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

**Site Number:** 07810784

**Site Name:** QUAIL CREEK ADDITION-ARLINGTON-17-4R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,420

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1650

**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:**

BADDOU SIMOHAMED

ABBOU HANANE

**Primary Owner Address:**

206 MATLOCK MEADOW DR  
ARLINGTON, TX 76002

**Deed Date:** 12/21/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221374326](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAWLINS SOLOMON N	9/30/2020	<a href="#">D221374325</a>		
RAWLINS SOLOMON N;RAWLINS STEPHANIE J	12/4/2015	<a href="#">D215273342</a>		
SHAFFNER JOHN R;SHAFFNER MARIA	12/12/2001	00153560000306	0015356	0000306
KIMBALL HILL HOMES TEXAS INC	2/9/2001	00147280000456	0014728	0000456
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	\$375,603	\$55,000	\$430,603	\$430,603
2024	\$375,603	\$55,000	\$430,603	\$430,603
2023	\$446,339	\$55,000	\$501,339	\$501,339
2022	\$356,157	\$45,000	\$401,157	\$401,157
2021	\$253,854	\$45,000	\$298,854	\$298,854
2020	\$253,854	\$45,000	\$298,854	\$298,854

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

There are no exemptions for this property

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.