



Address: [8100 MATLOCK RD](#)
City: ARLINGTON
Georeference: 41855--2B
Subdivision: THOMAS, J M ADDITION
Neighborhood Code: RET-Arlington/Centreport General

Latitude: 32.6143782537
Longitude: -97.1178052684
TAD Map: 2114-344
MAPSCO: TAR-110V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: THOMAS, J M ADDITION Lot 2B

Jurisdictions:

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

State Code: F1

Year Built: 2002

Personal Property Account: [11295422](#)

Agent: POPP HUTCHESON PLLC (09252)

Notice Sent Date: 5/1/2025

Notice Value: \$3,538,080

Protest Deadline Date: 5/31/2024

Site Number: 80809979

Site Name: WALGREENS

Site Class: RETPharm - Retail-Pharmacy

Parcels: 1

Primary Building Name: WALGREENS / 07888740

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 14,742

Net Leasable Area⁺⁺⁺: 14,742

Percent Complete: 100%

Land Sqft^{*}: 76,205

Land Acres^{*}: 1.7494

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:

ARLTEX EDISON LLC

Primary Owner Address:

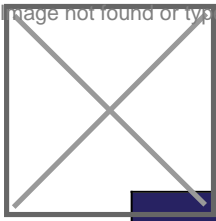
PO BOX 1159
DEERFIELD, IL 60015

Deed Date: 7/19/2017

Deed Volume:

Deed Page:

Instrument: [D217173653](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LRV PROPERTY MGT	10/18/2010	D210268526	0000000	0000000
SPIRA LAWRENCE R ETAL	9/19/2002	00160020000133	0016002	0000133
SUNCOR OF TEXAS NPG II LP	9/8/2001	00151430000421	0015143	0000421
MATLOCK PARTNERS LP	9/7/2001	00151430000418	0015143	0000418
PITTSFORD LTD PARTNERSHIP	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	\$2,395,005	\$1,143,075	\$3,538,080	\$2,551,361
2024	\$983,059	\$1,143,075	\$2,126,134	\$2,126,134
2023	\$983,059	\$1,143,075	\$2,126,134	\$2,126,134
2022	\$983,059	\$1,143,075	\$2,126,134	\$2,126,134
2021	\$983,059	\$1,143,075	\$2,126,134	\$2,126,134
2020	\$983,059	\$1,143,075	\$2,126,134	\$2,126,134

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.