



Address: [104 WESTBROOK DR](#)
City: ARLINGTON
Georeference: 25134-6-3
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6203800931
Longitude: -97.1146862303
TAD Map: 2114-344
MAPSCO: TAR-110R



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 6 Lot 3 50% UNDIVIDED INTEREST

Jurisdictions:

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

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: RYAN LLC (00672F)

Protest Deadline Date: 5/24/2024

Site Number: 06853153
Site Name: MATLOCK ESTATES ADDITION-6-3-50
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 2,403
Percent Complete: 100%
Land Sqft^{*}: 8,537
Land Acres^{*}: 0.1959
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:
CSH PROPERTY ONE LLC
Primary Owner Address:
PO BOX 4778
LOGAN, UT 84323

Deed Date: 12/20/2016
Deed Volume:
Deed Page:
Instrument: [D216302116](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LHF 4 ASSEETS LLC	4/5/2016	D216077329		
PIAZZA CYNTHIA;PIAZZA THOMAS	7/15/2004	D204230335	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	\$157,442	\$27,500	\$184,942	\$184,942
2024	\$157,442	\$27,500	\$184,942	\$184,942
2023	\$134,268	\$27,500	\$161,768	\$161,768
2022	\$134,933	\$20,000	\$154,933	\$154,933
2021	\$96,478	\$20,000	\$116,478	\$116,478
2020	\$96,478	\$20,000	\$116,478	\$116,478

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.