



Address: [8106 MATLOCK RD](#)
City: ARLINGTON
Georeference: 41855--2A2R-15
Subdivision: THOMAS, J M ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6138527632
Longitude: -97.1179864019
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 2A2R1B

Jurisdictions:

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

State Code: F1

Year Built: 2013

Personal Property Account: [14770224](#)

Agent: PEYCO SOUTHWEST REALTY INC (99506)

Notice Sent Date: 4/15/2025

Notice Value: \$1,022,286

Protest Deadline Date: 5/31/2024

Site Number: 80877248

Site Name: CHURCHS CHICKEN

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: CHURCH'S CHICKEN / 41505468

Primary Building Type: Commercial

Gross Building Area+++ : 2,200

Net Leasable Area+++ : 2,200

Percent Complete: 100%

Land Sqft* : 44,686

Land Acres* : 1.0258

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:

BMT FOOD CORPORATION

Primary Owner Address:

5301 EMERALD PARK CT
ARLINGTON, TX 76017

Deed Date: 1/15/2019

Deed Volume:

Deed Page:

Instrument: [D219010842](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATLOCK CHURCH'S CHICKEN ENTERPRISE, INC	4/14/2016	D216233324		
B M J FOOD CORP	9/5/2012	D212221328	0000000	0000000
HPD INVESTMENTS LLC	1/1/2010	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 ⁺
2025	\$486,054	\$536,232	\$1,022,286	\$1,022,286
2024	\$494,704	\$536,232	\$1,030,936	\$1,030,936
2023	\$524,247	\$536,232	\$1,060,479	\$1,060,479
2022	\$288,856	\$536,232	\$825,088	\$825,088
2021	\$288,856	\$536,232	\$825,088	\$825,088
2020	\$288,856	\$536,232	\$825,088	\$825,088

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.