

Tarrant Appraisal District

Property Information | PDF

Account Number: 42928867

Address: 6831 MATLOCK RD

City: ARLINGTON

Georeference: 22568G-1-1

**Subdivision:** KIDS COMPANY ADDITION **Neighborhood Code:** Day Care General

Longitude: -97.114403187 TAD Map: 2114-352 MAPSCO: TAR-110M

Latitude: 32.6349595785



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

## PROPERTY DATA

Legal Description: KIDS COMPANY ADDITION

Block 1 Lot 1

Jurisdictions: Site Number: 800078014

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

Site Name: KIDS COMPANY ACADEMY

Site Class: DayCare - Day Care Center

TARRANT COUNTY COLLEGE (225) Parcels: 1

ARLINGTON ISD (901) Primary Building Name: KIDS COMPANY ACADEMY / 42928867

State Code: F1
Primary Building Type: Commercial
Year Built: 2023
Gross Building Area\*\*\*: 7,587
Personal Property Account: N/A
Agent: None
Percent Complete: 100%

 Notice Sent Date: 5/1/2025
 Land Sqft\*: 49,986

 Notice Value: \$1,681,783
 Land Acres\*: 1.1480

Protest Deadline Date: 6/17/2024 Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner:

W & L INVESTMENTS HOLDINGS LLC

Primary Owner Address: 4809 COMSTOCK WAY MANSFIELD, TX 76063 **Deed Date: 12/28/2022** 

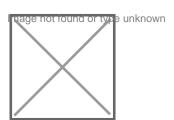
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**Instrument:** <u>D222296853</u>

## **VALUES**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$1,611,803	\$69,980	\$1,681,783	\$526,108
2024	\$368,443	\$69,980	\$438,423	\$438,423
2023	\$0	\$69,980	\$69,980	\$69,980
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• Childcare Facilities Exemption 11.36

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.