



Address: [816 SANDALWOOD LN](#)
City: ARLINGTON
Georeference: 25135-6-3
Subdivision: MATLOCK MANOR ADDITION
Neighborhood Code: 1M030A

Latitude: 32.6687264586
Longitude: -97.1190581783
TAD Map: 2114-364
MAPSCO: TAR-096V



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

PROPERTY DATA

Legal Description: MATLOCK MANOR ADDITION
Block 6 Lot 3

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A
Year Built: 1980
Personal Property Account: N/A
Agent: GILL DENSON & COMPANY LLC (12107)
Protest Deadline Date: 5/15/2025

Site Number: 01647954
Site Name: MATLOCK MANOR ADDITION-6-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,413
Percent Complete: 100%
Land Sqft^{*}: 7,200
Land Acres^{*}: 0.1652
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:

TRAN BILLY B
TRAN THAN KIM T

Primary Owner Address:

5405 HUNTER PARK CT
ARLINGTON, TX 76017-3558

Deed Date: 8/10/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204262609](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SASSOON ELIAS K;SASSOON H ASGARI	2/1/1995	00118750002269	0011875	0002269
SCHLESSER MARY ANN	10/14/1994	00117660001891	0011766	0001891
DAVIS DOROTHY A	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$190,000	\$40,000	\$230,000	\$230,000
2023	\$183,866	\$40,000	\$223,866	\$223,866
2022	\$170,501	\$30,000	\$200,501	\$200,501
2021	\$120,000	\$30,000	\$150,000	\$150,000
2020	\$123,809	\$26,191	\$150,000	\$150,000

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.