



**Address:** [817 ANNAPOLIS DR](#)  
**City:** ARLINGTON  
**Georeference:** 25135-7-23  
**Subdivision:** MATLOCK MANOR ADDITION  
**Neighborhood Code:** 1M030A

**Latitude:** 32.6675730752  
**Longitude:** -97.1182272831  
**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 7 Lot 23

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

**State Code:** A  
**Year Built:** 1983  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 01648411  
**Site Name:** MATLOCK MANOR ADDITION-7-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,368  
**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:**

TRICON SFR 2023-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE  
TUSTIN, CA 92780

**Deed Date:** 11/29/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223213477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	<a href="#">D217196854</a>		
TAH HOLDINGS LP	6/14/2016	<a href="#">D216130988</a>		
STARWOOD WAYPOINT TRS LLC	5/27/2016	<a href="#">D216118499</a>		
BEAULY LLC	5/6/2014	<a href="#">D214106032</a>	0000000	0000000
SOLIS JOSE LUIS	10/29/2007	<a href="#">D207392187</a>	0000000	0000000
GORMAN JAMIE D	7/31/2003	<a href="#">D203288218</a>	0017035	0000028
SPANN JERRAL DAVID	11/22/1995	00121910000851	0012191	0000851
SPANN BARBARA;SPANN JERRAL D	12/31/1900	00077070002228	0007707	0002228
JANANN INC	12/30/1900	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$171,000	\$40,000	\$211,000	\$211,000
2023	\$199,774	\$40,000	\$239,774	\$239,774
2022	\$167,607	\$30,000	\$197,607	\$197,607
2021	\$152,613	\$30,000	\$182,613	\$182,613
2020	\$126,229	\$30,000	\$156,229	\$156,229

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

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



## EXEMPTIONS / SPECIAL APPRAISAL

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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.