

## LOCATION

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**Address:** [7608 DANUERS LN](#)  
**City:** ARLINGTON  
**Georeference:** 25134-5-18  
**Subdivision:** MATLOCK ESTATES ADDITION  
**Neighborhood Code:** 1M020S

**Latitude:** 32.6218030918  
**Longitude:** -97.1131386158  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-111N



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** MATLOCK ESTATES ADDITION  
Block 5 Lot 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06946151

**Site Name:** MATLOCK ESTATES ADDITION-5-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,745

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,380

**Land Acres<sup>\*</sup>:** 0.1694

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

AL SABAH REALESTATE INVESTMENTS LLC

**Primary Owner Address:**

5524 AMISTAD ST  
FORT WORTH, TX 76137

**Deed Date:** 6/26/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224112220](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEOPLES THOMAS A	11/20/2009	<a href="#">D210009010</a>	0000000	0000000
PEOPLES CYNTHIA;PEOPLES THOMAS A	7/24/2007	<a href="#">D207267938</a>	0000000	0000000
NELSON CHADDIE D	6/21/1999	00138810000249	0013881	0000249
MERCEDES HOMES OF TEXAS INC	10/24/1997	00129600000341	0012960	0000341
GEHAN HOMES LTD	1/1/1996	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	\$277,023	\$55,000	\$332,023	\$304,208
2023	\$237,236	\$55,000	\$292,236	\$276,553
2022	\$225,000	\$40,000	\$265,000	\$251,412
2021	\$188,556	\$40,000	\$228,556	\$228,556
2020	\$172,384	\$40,000	\$212,384	\$212,384

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.