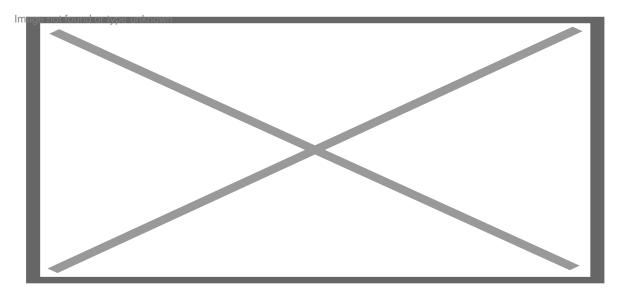


# Tarrant Appraisal District Property Information | PDF Account Number: 40221148

### Address: 3804 SANDLIN ST

City: GRAPEVINE Georeference: 23329-1-31 Subdivision: LAKEVIEW ESTATES - GV Neighborhood Code: 3S100C Latitude: 32.9775785944 Longitude: -97.1250531821 TAD Map: 2114-476 MAPSCO: TAR-012Q





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

### **PROPERTY DATA**

Legal Description: LAKEVIEW ESTATES - GV Block 1 Lot 31

### Jurisdictions:

CITY OF GRAPEVINE (011) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CARROLL ISD (919)

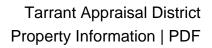
State Code: A

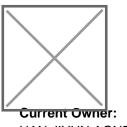
Year Built: 2003 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40221148 Site Name: LAKEVIEW ESTATES - GV-1-31 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,811 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,165 Land Acres<sup>\*</sup>: 0.1874 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**





HAN JIYUN AGNES
Primary Owner Address:

3804 SANDLIN ST SOUTHLAKE, TX 76092 Deed Date: 12/4/2019 Deed Volume: Deed Page: Instrument: D22014285CWD

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAN JOON WOONG	4/26/2007	D207150534	000000	0000000
HAN DON S ESTATE;HAN JOON WOONG	12/19/2003	D203468536	000000	0000000
MERCEDES HOMES OF TEXAS LTD	7/22/2003	D203287297	0017032	0000067
FOUR PEAKS INVESTORS I LTD	1/1/2003	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$590,875	\$140,550	\$731,425	\$578,864
2023	\$409,450	\$140,550	\$550,000	\$526,240
2022	\$384,700	\$93,700	\$478,400	\$478,400
2021	\$384,700	\$93,700	\$478,400	\$478,400
2020	\$342,670	\$84,330	\$427,000	\$427,000

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**

• HOMESTEAD GENERAL 11.13(b)

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.