



Address: [3813 SANDLIN ST](#)
City: GRAPEVINE
Georeference: 23329-2-32
Subdivision: LAKEVIEW ESTATES - GV
Neighborhood Code: 3S100C

Latitude: 32.9779376954
Longitude: -97.1256201087
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 2 Lot 32

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: 40221504

Site Name: LAKEVIEW ESTATES - GV-2-32

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,823

Percent Complete: 100%

Land Sqft^{*}: 8,160

Land Acres^{*}: 0.1873

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:
TOUKLEY LIVING TRUST
Primary Owner Address:
3813 SANDLIN ST
SOUTHLAKE, TX 76092

Deed Date: 11/20/2024
Deed Volume:
Deed Page:
Instrument: [D224212962](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERISTRAYLIAN LLC-SERIES 1	7/18/2018	D218229801		
HARDING DAVID G;HARDING SUZANNE	7/29/2009	D209205579	0000000	0000000
BONHAM DAVID F	2/14/2008	D208058279	0000000	0000000
BARNES AMY;BARNES SHAWN	12/19/2003	D204001669	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	7/22/2003	D203287297	0000000	0000000
FOUR PEAKS INVESTORS I LTD	1/1/2003	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	\$566,214	\$140,475	\$706,689	\$665,833
2023	\$414,386	\$140,475	\$554,861	\$554,861
2022	\$446,907	\$93,650	\$540,557	\$540,557
2021	\$414,021	\$93,650	\$507,671	\$507,671
2020	\$397,781	\$84,285	\$482,066	\$482,066

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.