



Address: [714 MATTHEWS CT](#)
City: ARLINGTON
Georeference: 9275-1-7
Subdivision: DARDAN ADDITION
Neighborhood Code: 1X020L

Latitude: 32.7441484089
Longitude: -97.1331958241
TAD Map: 2108-392
MAPSCO: TAR-082F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DARDAN ADDITION Block 1 Lot 7

Jurisdictions:

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

State Code: A

Year Built: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$313,870

Protest Deadline Date: 5/24/2024

Site Number: 00696110

Site Name: DARDAN ADDITION-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,683

Percent Complete: 100%

Land Sqft^{*}: 7,360

Land Acres^{*}: 0.1689

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:

SAINS VERONICA

Primary Owner Address:

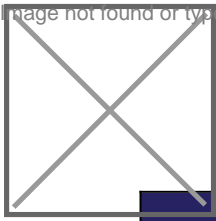
714 MATTHEWS CT
ARLINGTON, TX 76012-4537

Deed Date: 11/14/2006

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D206369454](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELSON STEVEN W	10/22/2003	D203443365	0000000	0000000
MCKEE JEFFREY R	5/16/1997	00127780000030	0012778	0000030
DAVIS BENNY J;DAVIS NANCY	12/31/1900	00065230000042	0006523	0000042

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	\$254,990	\$58,880	\$313,870	\$260,414
2024	\$254,990	\$58,880	\$313,870	\$236,740
2023	\$274,812	\$58,880	\$333,692	\$215,218
2022	\$228,255	\$40,000	\$268,255	\$195,653
2021	\$205,483	\$17,000	\$222,483	\$177,866
2020	\$192,119	\$17,000	\$209,119	\$161,696

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.