



**Address:** [823 SANDALWOOD LN](#)  
**City:** ARLINGTON  
**Georeference:** 25135-3-7  
**Subdivision:** MATLOCK MANOR ADDITION  
**Neighborhood Code:** 1M030A

**Latitude:** 32.669223775  
**Longitude:** -97.1197769201  
**TAD Map:** 2114-364  
**MAPSCO:** TAR-096V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MATLOCK MANOR ADDITION  
Block 3 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:** 1980

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$243,150

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01647784

**Site Name:** MATLOCK MANOR ADDITION-3-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,426

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,360

**Land Acres<sup>\*</sup>:** 0.1460

**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

**Current Owner:**

SANTILLAN GARCIA MA D  
AGUILAR EDWARD EMILIANO

**Primary Owner Address:**

823 SANDALWOOD LN  
ARLINGTON, TX 76017

**Deed Date:** 4/30/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225076600](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AZ PROCESSES LLC	1/27/2025	<a href="#">D225015264</a>		
HILL MARY;LONG LAHOMA;MODLEY CHARLES JR	10/19/2024	<a href="#">D224229411</a>		
MODLEY CHARLES RAY SR	5/19/2010	<a href="#">D211188468</a>	0000000	0000000
MODLEY BARB;MODLEY CHARLES R SR	11/30/1990	00101140002121	0010114	0002121
SECRETARY OF HUD	2/7/1990	00098630000546	0009863	0000546
BRIGHT MORTGAGE CO	2/6/1990	00098370001330	0009837	0001330
PITTS SUSAN	12/31/1900	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	\$203,150	\$40,000	\$243,150	\$243,150
2024	\$203,150	\$40,000	\$243,150	\$199,719
2023	\$208,599	\$40,000	\$248,599	\$181,563
2022	\$171,661	\$30,000	\$201,661	\$165,057
2021	\$156,734	\$30,000	\$186,734	\$150,052
2020	\$142,806	\$30,000	\$172,806	\$136,411

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.