



**Address:** [819 CAVALIER DR](#)  
**City:** ARLINGTON  
**Georeference:** 25135-8-24  
**Subdivision:** MATLOCK MANOR ADDITION  
**Neighborhood Code:** 1M030A

**Latitude:** 32.6667783967  
**Longitude:** -97.1184200521  
**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 8 Lot 24

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1982

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$206,569

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

**Site Number:** 01648756

**Site Name:** MATLOCK MANOR ADDITION-8-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,353

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,715

**Land Acres<sup>\*</sup>:** 0.1541

**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:**

CATES WENDY L

**Primary Owner Address:**

819 CAVALIER DR  
ARLINGTON, TX 76017-6015

**Deed Date:** 5/12/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221158138](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CATES TOBY G;CATES WENDY L	9/19/2001	00151530000280	0015153	0000280
BRUCE JAY	11/8/1996	00127660000344	0012766	0000344
PAYNE ROY E	5/16/1991	00102640001477	0010264	0001477
HERMGES LINDA;HERMGES PETER J	4/28/1986	00085280000807	0008528	0000807
HERMGES PETER J	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	\$166,569	\$40,000	\$206,569	\$206,569
2024	\$166,569	\$40,000	\$206,569	\$189,343
2023	\$196,858	\$40,000	\$236,858	\$172,130
2022	\$160,279	\$30,000	\$190,279	\$156,482
2021	\$145,443	\$30,000	\$175,443	\$142,256
2020	\$131,595	\$30,000	\$161,595	\$129,324

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.