



**Address:** [817 NETHERLAND DR](#)  
**City:** ARLINGTON  
**Georeference:** 25135-10-23  
**Subdivision:** MATLOCK MANOR ADDITION  
**Neighborhood Code:** 1M030A

**Latitude:** 32.6651802163  
**Longitude:** -97.1182185745  
**TAD Map:** 2114-360  
**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 10 Lot 23

**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:** \$205,259  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01649396  
**Site Name:** MATLOCK MANOR ADDITION-10-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,252  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,680  
**Land Acres<sup>\*</sup>:** 0.1763  
**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:**  
ESTRADA TOMMY NUNEZ  
CORRALES ESMERALDA ESTRADA  
**Primary Owner Address:**  
817 NETHERLAND DR  
ARLINGTON, TX 76017

**Deed Date:** 7/25/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224135129](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUE STAR ACQUISITIONS LLC	4/3/2024	<a href="#">D224079472</a>		
PKG 10-FTW 188 LLC	12/29/2021	<a href="#">D221379739</a>		
S R DAVIDSON FAMILY LIMITED PARTNERSHIP	12/29/2021	<a href="#">D221379737</a>		
L L ATKINS FAMILY LP	4/2/2011	<a href="#">D201056881</a>		
ATKINS LINDA L	4/1/2011	<a href="#">D220040522</a>		
DAVIDSON SCOTT R ESTATE;L L ATKINS FAMILY LP	3/28/2011	<a href="#">D213313684</a>		
DAVIDSON SCOTT R EST	12/31/1900	0000000000000000	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	\$165,259	\$40,000	\$205,259	\$205,259
2024	\$165,259	\$40,000	\$205,259	\$205,259
2023	\$193,108	\$40,000	\$233,108	\$233,108
2022	\$125,000	\$30,000	\$155,000	\$155,000
2021	\$125,000	\$30,000	\$155,000	\$155,000
2020	\$110,000	\$30,000	\$140,000	\$140,000

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

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.