



Address: [831 NETHERLAND DR](#)
City: ARLINGTON
Georeference: 25135-10-30
Subdivision: MATLOCK MANOR ADDITION
Neighborhood Code: 1M030A

Latitude: 32.6650798927
Longitude: -97.1196740562
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 30

Jurisdictions:

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

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$220,153

Protest Deadline Date: 5/24/2024

Site Number: 01649477

Site Name: MATLOCK MANOR ADDITION-10-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,176

Percent Complete: 100%

Land Sqft^{*}: 8,760

Land Acres^{*}: 0.2011

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WAYSTAR HOLDINGS LLC

Primary Owner Address:

1900 EX ETER RD #210
GERMANTOWN, TN 38138

Deed Date: 6/18/2024

Deed Volume:

Deed Page:

Instrument: [D224113157](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REI NATION LLC	1/18/2024	D224009614		
BRAZIEL FREDERICK	1/19/2004	D205070561	0000000	0000000
BRAZIEL CLARINDA;BRAZIEL FREDRICK	7/22/1994	00116750000873	0011675	0000873
BOREN RONALD 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 ⁺
2025	\$180,153	\$40,000	\$220,153	\$220,153
2024	\$180,153	\$40,000	\$220,153	\$220,153
2023	\$184,996	\$40,000	\$224,996	\$224,996
2022	\$151,996	\$30,000	\$181,996	\$181,996
2021	\$138,652	\$30,000	\$168,652	\$168,652
2020	\$126,198	\$30,000	\$156,198	\$156,198

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.