



**Address:** [805 LAWNDAL DR](#)  
**City:** ARLINGTON  
**Georeference:** 25135-11-24  
**Subdivision:** MATLOCK MANOR ADDITION  
**Neighborhood Code:** 1M030A

**Latitude:** 32.6643760305  
**Longitude:** -97.1171744914  
**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 11 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:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$246,311

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

**Site Number:** 01649744

**Site Name:** MATLOCK MANOR ADDITION-11-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,459

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

AGUILAR EDWIN  
AGUILAR GLORIS N

**Primary Owner Address:**

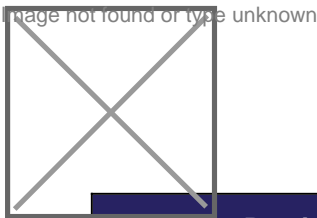
805 LAWNDAL DR  
ARLINGTON, TX 76017-6021

**Deed Date:** 3/31/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205097740](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUARIN GUADALUPE;GUARIN RUBEN	5/24/2001	00149520000365	0014952	0000365
WHITTEN DESIREE D	6/26/1998	00133040000315	0013304	0000315
CARDIN ROGER E JR	12/21/1992	00108980001531	0010898	0001531
WALKER ELEANORE F ETAL	9/8/1992	00108190001021	0010819	0001021
GARRIS CHARLES E;GARRIS PHYLLIS	10/30/1986	00087320002363	0008732	0002363
COHEN STEVEN LEE	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	\$206,311	\$40,000	\$246,311	\$228,533
2024	\$206,311	\$40,000	\$246,311	\$207,757
2023	\$211,840	\$40,000	\$251,840	\$188,870
2022	\$174,384	\$30,000	\$204,384	\$171,700
2021	\$159,251	\$30,000	\$189,251	\$156,091
2020	\$145,128	\$30,000	\$175,128	\$141,901

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.