



**Address:** [807 LAWNDAL DR](#)  
**City:** ARLINGTON  
**Georeference:** 25135-11-25  
**Subdivision:** MATLOCK MANOR ADDITION  
**Neighborhood Code:** 1M030A

**Latitude:** 32.6643775161  
**Longitude:** -97.1173697678  
**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 25

**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:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$232,239  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01649752  
**Site Name:** MATLOCK MANOR ADDITION-11-25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,208  
**Percent Complete:** 100%  
**Land Sqft\*:** 7,200  
**Land Acres\*:** 0.1652  
**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:**  
JEFFREY JAY TRAVIS  
**Primary Owner Address:**  
807 LAWNDAL DR  
ARLINGTON, TX 76017

**Deed Date:** 10/2/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217228585](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMASON EDNA B	10/14/2004	<a href="#">D204337434</a>	0000000	0000000
DEES GAIL M	6/20/2001	00149920000009	0014992	0000009
CLARK GLORIA L	5/23/1996	00123890001598	0012389	0001598
SIMMONS DOUGLAS K;SIMMONS HOLLIE	2/23/1990	00098600001816	0009860	0001816
SECRETARY OF HUD	4/5/1989	00097410000396	0009741	0000396
COMMONWEALTH MTG CO OF AMERICA	4/4/1989	00095660000745	0009566	0000745
LARSON MARI RAPELA	1/29/1987	00088380001998	0008838	0001998
TAYLOR DANIEL W III	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	\$192,239	\$40,000	\$232,239	\$232,239
2024	\$192,239	\$40,000	\$232,239	\$226,936
2023	\$205,080	\$40,000	\$245,080	\$206,305
2022	\$185,016	\$30,000	\$215,016	\$187,550
2021	\$157,218	\$30,000	\$187,218	\$170,500
2020	\$125,000	\$30,000	\$155,000	\$155,000

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

- 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.