



**Address:** [804 LAWNDAL DR](#)  
**City:** ARLINGTON  
**Georeference:** 25135-12-11  
**Subdivision:** MATLOCK MANOR ADDITION  
**Neighborhood Code:** 1M030A

**Latitude:** 32.6639079833  
**Longitude:** -97.1170612493  
**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 12 Lot 11

**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:** \$293,697

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

**Site Number:** 01650009

**Site Name:** MATLOCK MANOR ADDITION-12-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,760

**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:**

ISSA LISA

ISSA ALSADDIQ

**Primary Owner Address:**

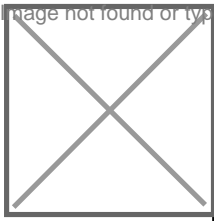
804 LAWNDAL DR  
ARLINGTON, TX 76017-6022

**Deed Date:** 11/6/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209304603](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALKER LISA A	5/28/1997	00127880000503	0012788	0000503
NUNEZ RICHARD L	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	\$253,697	\$40,000	\$293,697	\$253,073
2024	\$253,697	\$40,000	\$293,697	\$230,066
2023	\$260,529	\$40,000	\$300,529	\$209,151
2022	\$214,136	\$30,000	\$244,136	\$190,137
2021	\$195,385	\$30,000	\$225,385	\$172,852
2020	\$177,884	\$30,000	\$207,884	\$157,138

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.