



Address: [802 LAWNDAL DR](#)
City: ARLINGTON
Georeference: 25135-12-12
Subdivision: MATLOCK MANOR ADDITION
Neighborhood Code: 1M030A

Latitude: 32.66390667
Longitude: -97.1168662789
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 12

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: \$240,802

Protest Deadline Date: 5/24/2024

Site Number: 01650017

Site Name: MATLOCK MANOR ADDITION Block 12 Lot 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,398

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:

RANGEL GERMAN E
RANGEL LUZ MARINA

Primary Owner Address:

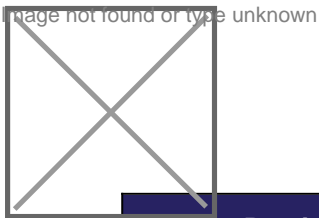
802 LAWNDAL DR
ARLINGTON, TX 76017-6022

Deed Date: 1/26/2021

Deed Volume:

Deed Page:

Instrument: [D221074006](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANGEL GERMAN E	1/1/2018	D194207196		
RANGEL A E;RANGEL GERMAN E	9/12/1994	00117270000519	0011727	0000519
JAMISON JAMIE K	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 ⁺
2025	\$200,802	\$40,000	\$240,802	\$240,802
2024	\$200,802	\$40,000	\$240,802	\$221,648
2023	\$206,187	\$40,000	\$246,187	\$201,498
2022	\$169,696	\$30,000	\$199,696	\$183,180
2021	\$77,476	\$15,000	\$92,476	\$74,052
2020	\$70,597	\$15,000	\$85,597	\$67,320

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.