



**Address:** [3520 LAGUSTRUM CT](#)  
**City:** ARLINGTON  
**Georeference:** 37285-1-18  
**Subdivision:** SANDALWOOD ESTATES ADDITION  
**Neighborhood Code:** 1L130N

**Latitude:** 32.6527452346  
**Longitude:** -97.1658563107  
**TAD Map:** 2102-356  
**MAPSCO:** TAR-095Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** SANDALWOOD ESTATES  
ADDITION Block 1 Lot 18

**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

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

**Site Number:** 02663333

**Site Name:** SANDALWOOD ESTATES ADDITION-1-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,253

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,277

**Land Acres<sup>\*</sup>:** 0.0981

**Pool:** Y

<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:**

DAVRADOS HEATHER MICHELLE

DAVRADOS IOANNIS

**Primary Owner Address:**

3520 LAGUSTRUM CT  
ARLINGTON, TX 76017

**Deed Date:** 10/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221320562](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY C LLC	7/21/2021	<a href="#">D221210717</a>		
CARLTON ALYSSA;CARLTON TRENTON JARRED	5/1/2018	<a href="#">D218094831</a>		
RICKELS IVAN L	6/23/2014	<a href="#">D214255434</a>		
RICKELS DEBBIE	2/25/2002	00155010000041	0015501	0000041
FRAZIER BEVERLY;FRAZIER THOMAS	12/28/1992	00109000000467	0010900	0000467
BRACKEEN ROBERT R;BRACKEEN TINA M	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	\$295,000	\$55,000	\$350,000	\$350,000
2024	\$323,988	\$55,000	\$378,988	\$378,988
2023	\$328,988	\$50,000	\$378,988	\$345,995
2022	\$264,541	\$50,000	\$314,541	\$314,541
2021	\$215,000	\$45,000	\$260,000	\$253,663
2020	\$185,603	\$45,000	\$230,603	\$230,603

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.