



**Address:** [3511 LAGUSTRUM CT](#)  
**City:** ARLINGTON  
**Georeference:** 37285-1-24  
**Subdivision:** SANDALWOOD ESTATES ADDITION  
**Neighborhood Code:** 1L130N

**Latitude:** 32.6535905755  
**Longitude:** -97.1663410371  
**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 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:** 1981

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 02663406

**Site Name:** SANDALWOOD ESTATES ADDITION-1-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,751

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,893

**Land Acres<sup>\*</sup>:** 0.1582

**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:**

STEPHENS ALAN

**Primary Owner Address:**

3511 LAGUSTRUM CT  
ARLINGTON, TX 76017

**Deed Date:** 7/22/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215166165](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEPHENS ALAN;STEPHENS ANDREA S	4/22/1999	00138010000091	0013801	0000091
BECKER D QUATTROCHI;BECKER JAMES	2/20/1991	00101850001121	0010185	0001121
ADMINISTRATOR VETERAN AFFAIRS	8/8/1990	00100200001847	0010020	0001847
HOMESTEAD SAVINGS	8/7/1990	00100070000502	0010007	0000502
FREEMAN CAROL;FREEMAN MARY	4/24/1984	00078070000138	0007807	0000138
CHRISTIAN A RUTLEDGE	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	\$234,930	\$55,000	\$289,930	\$289,930
2024	\$234,930	\$55,000	\$289,930	\$289,930
2023	\$272,324	\$50,000	\$322,324	\$277,008
2022	\$220,516	\$50,000	\$270,516	\$251,825
2021	\$205,752	\$45,000	\$250,752	\$228,932
2020	\$166,802	\$45,000	\$211,802	\$208,120

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.