



Address: [3631 SANDHURST DR](#)
City: ARLINGTON
Georeference: 39668-F-1
Subdivision: SOUTHRIDGE ADDITION
Neighborhood Code: 1L120B

Latitude: 32.6475398519
Longitude: -97.1666273213
TAD Map: 2102-356
MAPSCO: TAR-109C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHRIDGE ADDITION Block
F Lot 1

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04817230

Site Name: SOUTHRIDGE ADDITION-F-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,026

Percent Complete: 100%

Land Sqft^{*}: 7,295

Land Acres^{*}: 0.1674

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:

TRAN DOMINIQUE

TRAN HIEN TRAN

Primary Owner Address:

5422 EMERALD PARK BLVD
ARLINGTON, TX 76017-4521

Deed Date: 11/5/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208452220](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUC & HIEN PROPERTIES LLP	1/1/2004	D204065907	0000000	0000000
TRAN DOMINIQUE D;TRAN HEIN B	11/14/1997	00129880000304	0012988	0000304
WIENCEK JEFFREY M	9/29/1995	00121250001265	0012125	0001265
MOORE DIANNA M;MOORE GARY D	6/8/1988	00079020001726	0007902	0001726
FEDERAL NATIONAL MTG ASSOC *E*	6/7/1988	00093050000006	0009305	0000006
MOORE DIANNA M;MOORE GART D	7/27/1984	00079020001726	0007902	0001726
SOWELL JIM CONSTRUCTION CO	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 ⁺
2025	\$146,705	\$56,295	\$203,000	\$203,000
2024	\$163,705	\$56,295	\$220,000	\$220,000
2023	\$162,000	\$55,000	\$217,000	\$217,000
2022	\$145,809	\$55,000	\$200,809	\$200,809
2021	\$120,548	\$55,000	\$175,548	\$175,548
2020	\$85,000	\$55,000	\$140,000	\$140,000

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

There are no exemptions for this property

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.