



Address: [3612 SANDHURST DR](#)
City: ARLINGTON
Georeference: 39668-G-49
Subdivision: SOUTHRIDGE ADDITION
Neighborhood Code: 1L120B

Latitude: 32.6467216345
Longitude: -97.1655998813
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
G Lot 49

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
Notice Sent Date: 4/15/2025
Notice Value: \$269,275
Protest Deadline Date: 5/24/2024

Site Number: 04817435
Site Name: SOUTHRIDGE ADDITION-G-49
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,328
Percent Complete: 100%
Land Sqft^{*}: 11,638
Land Acres^{*}: 0.2671
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:
ALVAREZ GIOVANNI
Primary Owner Address:
3612 SANDHURST DR
ARLINGTON, TX 76001-5292

Deed Date: 5/2/2000
Deed Volume: 0014325
Deed Page: 0000534
Instrument: 00143250000534

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON MARY;WILSON TERRENCE	3/9/1999	00137250000400	0013725	0000400
WALTER SELENA E	10/14/1987	00091880001249	0009188	0001249
WALTER CHRISTOPHER;WALTER SELENA E	5/8/1984	00078240000793	0007824	0000793
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	\$208,637	\$60,638	\$269,275	\$266,481
2024	\$208,637	\$60,638	\$269,275	\$242,255
2023	\$199,420	\$55,000	\$254,420	\$220,232
2022	\$166,267	\$55,000	\$221,267	\$200,211
2021	\$147,091	\$55,000	\$202,091	\$182,010
2020	\$124,995	\$55,000	\$179,995	\$165,464

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.