



Address: [7706 DANUERS LN](#)
City: ARLINGTON
Georeference: 25134-5-14
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6211269211
Longitude: -97.1131430143
TAD Map: 2114-344
MAPSCO: TAR-111N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MATLOCK ESTATES ADDITION
Block 5 Lot 14

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$377,468

Protest Deadline Date: 5/24/2024

Site Number: 06946119

Site Name: MATLOCK ESTATES ADDITION-5-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,079

Percent Complete: 100%

Land Sqft^{*}: 7,380

Land Acres^{*}: 0.1694

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

WAINWRIGHT BEVERLEA
WAINWRIGHT BRANDON

Primary Owner Address:

7706 DANUERS LN
ARLINGTON, TX 76002

Deed Date: 8/12/2014

Deed Volume:

Deed Page:

Instrument: [D214178290](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEWELL RONALD V	7/15/2011	D211173380	0000000	0000000
PETTY LAURA L	7/5/2011	D211173379	0000000	0000000
ARNOLD LINDA K EST	12/19/2005	D205386414	0000000	0000000
SOHN CHRISTINE L	3/25/1999	00138040000183	0013804	0000183
THAKADY CYNTHIA;THAKADY THOMAS	12/24/1997	00130280000112	0013028	0000112
GEHAN HOMES LTD	1/1/1996	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	\$322,468	\$55,000	\$377,468	\$377,468
2024	\$322,468	\$55,000	\$377,468	\$344,234
2023	\$278,024	\$55,000	\$333,024	\$312,940
2022	\$274,291	\$40,000	\$314,291	\$284,491
2021	\$218,628	\$40,000	\$258,628	\$258,628
2020	\$200,549	\$40,000	\$240,549	\$240,549

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.