



**Address:** [7704 DANUERS LN](#)  
**City:** ARLINGTON  
**Georeference:** 25134-5-15  
**Subdivision:** MATLOCK ESTATES ADDITION  
**Neighborhood Code:** 1M020S

**Latitude:** 32.6212959638  
**Longitude:** -97.1131419145  
**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 15

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06946127

**Site Name:** MATLOCK ESTATES ADDITION-5-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,714

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,380

**Land Acres<sup>\*</sup>:** 0.1694

**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:**

AWAD HOUSSAM

**Primary Owner Address:**

7704 DANUERS LN  
ARLINGTON, TX 76002

**Deed Date:** 5/13/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220111330](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHY THOMAS O	11/28/2012	<a href="#">D212293974</a>	0000000	0000000
HANNA CHRISTOPHER;HANNA LORIE	10/26/2007	<a href="#">D208056631</a>	0000000	0000000
MARKS AILEEN;MARKS KEVIN D	12/14/1998	00135660000062	0013566	0000062
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 <sup>+</sup>
2025	\$280,000	\$55,000	\$335,000	\$335,000
2024	\$305,600	\$55,000	\$360,600	\$360,600
2023	\$302,541	\$55,000	\$357,541	\$336,849
2022	\$304,020	\$40,000	\$344,020	\$306,226
2021	\$238,387	\$40,000	\$278,387	\$278,387
2020	\$217,062	\$40,000	\$257,062	\$257,062

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.