



Address: [7606 DANUERS LN](#)
City: ARLINGTON
Georeference: 25134-5-19
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6219721349
Longitude: -97.1131375183
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 19

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$353,906

Protest Deadline Date: 5/24/2024

Site Number: 06946178

Site Name: MATLOCK ESTATES ADDITION-5-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,976

Percent Complete: 100%

Land Sqft^{*}: 7,380

Land Acres^{*}: 0.1694

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:

SHAMEEM SAMINA

Primary Owner Address:

7606 DANUERS LN
ARLINGTON, TX 76002

Deed Date: 11/28/2016

Deed Volume:

Deed Page:

Instrument: [D216280281](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RHAMAN NARGIS	1/4/2015	142-15-004476		
RAHMAN NARGIS;RAHMAN SHAMEEM AF ESTATE	8/18/1999	00193730000326	0019373	0000326
MERCEDES HOMES OF TEXAS INC	10/24/1997	00129600000341	0012960	0000341
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	\$298,906	\$55,000	\$353,906	\$353,315
2024	\$298,906	\$55,000	\$353,906	\$321,195
2023	\$255,025	\$55,000	\$310,025	\$291,995
2022	\$256,265	\$40,000	\$296,265	\$265,450
2021	\$201,318	\$40,000	\$241,318	\$241,318
2020	\$183,468	\$40,000	\$223,468	\$223,468

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.