



Address: [7709 DANUERS LN](#)
City: ARLINGTON
Georeference: 25134-7-10
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6210040838
Longitude: -97.1125805036
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 7 Lot 10

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$300,448

Protest Deadline Date: 5/24/2024

Site Number: 06946410

Site Name: MATLOCK ESTATES ADDITION-7-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,060

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

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:

VU GIANG PHI
VU BRITTANI ITEKA RAHN DE

Primary Owner Address:

2809 CARRINGTON DR
MANSFIELD, TX 76063

Deed Date: 3/29/2024

Deed Volume:

Deed Page:

Instrument: [D224056216](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANZALDUA NGOC VU;ATE LINDA VU;VU CHAU;VU GIANG PHI	10/3/2023	D223170840		
VU TONY DINH	8/19/2019	D223160157		
VU KIM;VU TONY DINH	11/15/2000	00146250000209	0014625	0000209
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	\$194,372	\$55,000	\$249,372	\$249,372
2024	\$245,448	\$55,000	\$300,448	\$300,448
2023	\$261,256	\$55,000	\$316,256	\$297,964
2022	\$262,520	\$40,000	\$302,520	\$270,876
2021	\$206,251	\$40,000	\$246,251	\$246,251
2020	\$187,968	\$40,000	\$227,968	\$227,968

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.