



## LOCATION

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**Address:** [3813 SANDLIN ST](#)

**City:** GRAPEVINE

**Georeference:** 23329-2-32

**Subdivision:** LAKEVIEW ESTATES - GV

**Neighborhood Code:** 3S100C

**Latitude:** 32.9779376954

**Longitude:** -97.1256201087

**TAD Map:** 2114-476

**MAPSCO:** TAR-012Q



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** LAKEVIEW ESTATES - GV  
Block 2 Lot 32

**Jurisdictions:**

CITY OF GRAPEVINE (011)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CARROLL ISD (919)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40221504

**Site Name:** LAKEVIEW ESTATES - GV-2-32

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,823

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,160

**Land Acres<sup>\*</sup>:** 0.1873

**Pool:** Y

<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

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**Current Owner:**

TOUKLEY LIVING TRUST

**Primary Owner Address:**

3813 SANDLIN ST  
SOUTHLAKE, TX 76092

**Deed Date:** 11/20/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224212962](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERISTRAYLIAN LLC-SERIES 1	7/18/2018	<a href="#">D218229801</a>		
HARDING DAVID G;HARDING SUZANNE	7/29/2009	<a href="#">D209205579</a>	0000000	0000000
BONHAM DAVID F	2/14/2008	<a href="#">D208058279</a>	0000000	0000000
BARNES AMY;BARNES SHAWN	12/19/2003	<a href="#">D204001669</a>	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	7/22/2003	<a href="#">D203287297</a>	0000000	0000000
FOUR PEAKS INVESTORS I LTD	1/1/2003	000000000000000	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	\$0	\$0	\$0	\$0
2024	\$566,214	\$140,475	\$706,689	\$665,833
2023	\$414,386	\$140,475	\$554,861	\$554,861
2022	\$446,907	\$93,650	\$540,557	\$540,557
2021	\$414,021	\$93,650	\$507,671	\$507,671
2020	\$397,781	\$84,285	\$482,066	\$482,066

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.