



**Address:** [5814 RIDGE DR](#)  
**City:** ARLINGTON  
**Georeference:** 800-H-7  
**Subdivision:** ARBOR VALLEY  
**Neighborhood Code:** 1L070F

**Latitude:** 32.6977590806  
**Longitude:** -97.1972087549  
**TAD Map:** 2090-372  
**MAPSCO:** TAR-094C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARBOR VALLEY Block H Lot 7

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00049379

**Site Name:** ARBOR VALLEY-H-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,615

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 42,532

**Land Acres<sup>\*</sup>:** 0.9764

**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:**

FRANCIS MARY S

**Primary Owner Address:**

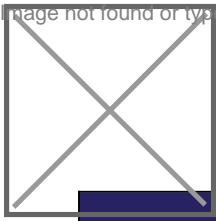
5814 RIDGE DR  
ARLINGTON, TX 76016-1544

**Deed Date:** 3/28/2002

**Deed Volume:** 0015620

**Deed Page:** 0000427

**Instrument:** 00156200000427



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCIS KENNETH E;FRANCIS MARY S	12/13/1993	00113730002329	0011373	0002329
TRITON GROUP	11/6/1992	00108470000666	0010847	0000666
FEDERAL HOME LOAN MTG CO	8/6/1992	00107340000834	0010734	0000834
BANK ONE TEXAS	8/5/1992	00107370002249	0010737	0002249
HILL ROBERT B	12/31/1900	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	\$271,174	\$82,379	\$353,553	\$353,553
2024	\$271,174	\$82,379	\$353,553	\$353,553
2023	\$286,755	\$45,000	\$331,755	\$331,755
2022	\$280,759	\$45,000	\$325,759	\$301,734
2021	\$271,742	\$18,900	\$290,642	\$274,304
2020	\$232,614	\$18,900	\$251,514	\$249,367

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.