



**Address:** [5204 MANSFIELD RD](#)  
**City:** ARLINGTON  
**Georeference:** 2680--1A1  
**Subdivision:** BIVER ADDITION  
**Neighborhood Code:** 1L160A

**Latitude:** 32.6624539777  
**Longitude:** -97.1378250895  
**TAD Map:** 2108-360  
**MAPSCO:** TAR-096T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BIVER ADDITION Lot 1A1 & 1A2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1970

**Personal Property Account:** N/A

**Agent:** LAW OFFICE OF TIFFANY HAMIL (05943)

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

**Site Number:** 00225878  
**Site Name:** BIVER ADDITION-1A1-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,112  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 86,379  
**Land Acres<sup>\*</sup>:** 1.9830  
**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:**

ARMSTRONG AMANDA MUSICK  
ARMSTRONG ANDREW

**Primary Owner Address:**

5204 MANSFIELD RD  
ARLINGTON, TX 76017

**Deed Date:** 6/21/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223109136](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATES KENNIE OTT	7/10/1998	00133130000062	0013313	0000062
BIVER HARRY E EST	12/31/1900	00084740000712	0008474	0000712



## VALUES

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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	\$334,833	\$199,185	\$534,018	\$534,018
2024	\$334,833	\$199,185	\$534,018	\$534,018
2023	\$181,069	\$179,185	\$360,254	\$360,254
2022	\$153,260	\$179,254	\$332,514	\$332,514
2021	\$168,607	\$168,555	\$337,162	\$312,288
2020	\$218,346	\$168,555	\$386,901	\$283,898

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

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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.