



Address: [5408 WATERVIEW DR](#)
City: ARLINGTON
Georeference: 7080-1-23
Subdivision: CHAPPARAL VALLEY
Neighborhood Code: 1L070A

Latitude: 32.6966181899
Longitude: -97.1884279666
TAD Map: 2090-372
MAPSCO: TAR-094D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAPPARAL VALLEY Block 1
Lot 23

Jurisdictions:

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

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$83,944

Protest Deadline Date: 5/24/2024

Site Number: 00526681

Site Name: CHAPPARAL VALLEY-1-23

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 37,462

Land Acres^{*}: 0.8600

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:

CRAWFORD LARRY
CRAWFORD NATALIA VONCE

Primary Owner Address:

5408 WATERVIEW DR
ARLINGTON, TX 76016

Deed Date: 7/24/2024

Deed Volume:

Deed Page:

Instrument: [D224130950](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRENCH LIVING TRUST	5/26/2020	D221032823-CWD		
FRENCH ANN W;FRENCH GEORGE K JR	2/12/2018	D218033058		
MATCHNIFF JACK P	1/12/2017	D218033057		
MATCHNIFF TIM ESTATE	8/20/1989	DC08201989		
MATCHNIFF ELIZABETH;MATCHNIFF TIM ESTATE	12/31/1900	00059960000590	0005996	0000590

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	\$0	\$83,944	\$83,944	\$83,944
2024	\$0	\$83,944	\$83,944	\$83,944
2023	\$0	\$83,944	\$83,944	\$83,944
2022	\$797	\$78,601	\$79,398	\$79,398
2021	\$797	\$64,500	\$65,297	\$65,297
2020	\$1,196	\$64,500	\$65,696	\$65,696

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.