



Address: [5304 CHAPERITO TR](#)
City: ARLINGTON
Georeference: 7080-2-8
Subdivision: CHAPPARAL VALLEY
Neighborhood Code: 1L070A

Latitude: 32.6944321842
Longitude: -97.1869116363
TAD Map: 2096-372
MAPSCO: TAR-094H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAPPARAL VALLEY Block 2
Lot 8 & 7B

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

Protest Deadline Date: 5/24/2024

Site Number: 00526908

Site Name: CHAPPARAL VALLEY 2 8 & 7B

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 60,548

Land Acres^{*}: 1.3900

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:

NAFZIGER JAN
CLARK CHELSEA D
HAYS ASHLEY R

Primary Owner Address:

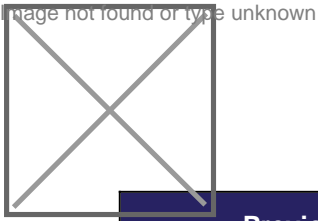
5304 CHAPERITO TR
ARLINGTON, TX 76016-2223

Deed Date: 4/7/2023

Deed Volume:

Deed Page:

Instrument: [D223223437](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAFZIGER JAN;NAFZIGER STEVE	2/24/1995	00119020000088	0011902	0000088
SWEARINGEN ANNA	4/26/1989	00095790001473	0009579	0001473
SMITH STANLEY E	5/22/1984	00078360000395	0007836	0000395
NAFZIGER STEVE CONT	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 ⁺
2025	\$0	\$142,845	\$142,845	\$142,845
2024	\$0	\$142,845	\$142,845	\$142,845
2023	\$0	\$142,845	\$142,845	\$142,845
2022	\$0	\$113,126	\$113,126	\$113,126
2021	\$0	\$104,250	\$104,250	\$104,250
2020	\$0	\$130,312	\$130,312	\$89,375

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.