



**Address:** [5304 LITTLE CREEK CT](#)  
**City:** ARLINGTON  
**Georeference:** 21085-5-16  
**Subdivision:** INDIAN OAKS ESTATES  
**Neighborhood Code:** 1L140G

**Latitude:** 32.6608978664  
**Longitude:** -97.1826393039  
**TAD Map:** 2096-360  
**MAPSCO:** TAR-095S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** INDIAN OAKS ESTATES Block 5  
Lot 16

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01424475

**Site Name:** INDIAN OAKS ESTATES-5-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,637

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,300

**Land Acres<sup>\*</sup>:** 0.1446

**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:**

COCHRAN JEFFREY LAMAR

**Primary Owner Address:**

5304 LITTLE CREEK CIR  
ARLINGTON, TX 76017

**Deed Date:** 9/12/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216225707](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COCHRAN DAYNA M;COCHRAN JEFFREY	6/28/2004	<a href="#">D204217437</a>	0000000	0000000
RINEARSON DAVID;RINEARSON ROBYN	2/3/2000	00142130000187	0014213	0000187
WALCOTT MELVIN;WALCOTT SHARON	3/26/1993	00109980000213	0010998	0000213
MOLSBEE S M SWINGLE;MOLSBEE STALEY	3/13/1989	00095430000777	0009543	0000777
TERRY ELAINE M;TERRY JAMES R	6/4/1984	00078460001265	0007846	0001265
WILLIAM DOUCHETTE ETUX SUSAN	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	\$239,335	\$55,000	\$294,335	\$294,335
2024	\$239,335	\$55,000	\$294,335	\$294,335
2023	\$238,014	\$45,000	\$283,014	\$283,014
2022	\$194,090	\$45,000	\$239,090	\$239,090
2021	\$138,000	\$45,000	\$183,000	\$183,000
2020	\$138,000	\$45,000	\$183,000	\$183,000

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.