



**Address:** [5431 DANA POINT DR](#)  
**City:** ARLINGTON  
**Georeference:** 23073-2-15  
**Subdivision:** LAGUNA I ADDITION  
**Neighborhood Code:** 1L130V

**Latitude:** 32.6573507548  
**Longitude:** -97.1627081841  
**TAD Map:** 2102-360  
**MAPSCO:** TAR-095Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAGUNA I ADDITION Block 2 Lot 15

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$391,046

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

**Site Number:** 01518550

**Site Name:** LAGUNA I ADDITION-2-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,005

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,881

**Land Acres<sup>\*</sup>:** 0.1809

**Pool:** Y

<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:**

WEAVER MARY FRANCES

**Primary Owner Address:**

5431 DANA POINT DR  
ARLINGTON, TX 76017

**Deed Date:** 10/4/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221292075](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEAVER DENA G;WEAVER MARY FRANCES	8/18/2021	<a href="#">D22239016</a>		
WEAVER DENA G	7/14/2010	<a href="#">D210183460</a>	0000000	0000000
WEAVER DENA G;WEAVER MARY F	8/20/1999	00139810000215	0013981	0000215
DILLARD BETTY C	4/28/1994	00115640001692	0011564	0001692
BURNS LINDA C;BURNS ROBT L JR	12/6/1983	00076840000667	0007684	0000667
PITKIN COUNTYLINE INC	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	\$316,046	\$75,000	\$391,046	\$375,696
2024	\$316,046	\$75,000	\$391,046	\$341,542
2023	\$322,009	\$55,000	\$377,009	\$310,493
2022	\$268,706	\$55,000	\$323,706	\$282,266
2021	\$201,605	\$55,000	\$256,605	\$256,605
2020	\$222,647	\$55,000	\$277,647	\$255,273

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.