



**Address:** [5520 EL CAPITAN CT](#)  
**City:** ARLINGTON  
**Georeference:** 23073-3-12  
**Subdivision:** LAGUNA I ADDITION  
**Neighborhood Code:** 1L130V

**Latitude:** 32.656217666  
**Longitude:** -97.1654713681  
**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 3 Lot 12

**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:** \$331,179

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

**Site Number:** 01518739

**Site Name:** LAGUNA I ADDITION-3-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,732

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,752

**Land Acres<sup>\*</sup>:** 0.1090

**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:**

POWERS ADAM  
POWERS ALISHA

**Primary Owner Address:**

5520 EL CAPITAN CT  
ARLINGTON, TX 76017-3507

**Deed Date:** 2/20/2014

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D214034604](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEINZ JACUELINE	2/10/2014	000000000000000	0000000	0000000
RICHARDSON JOSEPHINE SARA EST	6/24/2003	000000000000000	0000000	0000000
RICHARDSON;RICHARDSON ANDREW J EST	4/25/2002	00156370000216	0015637	0000216
KRAMER AMY T	6/21/1999	00138820000312	0013882	0000312
BOWERS;BOWERS WILLIAM JR	4/10/1989	00095680002242	0009568	0002242
JOSE JOHN STUART;JOSE TERRI S	10/20/1983	00076450001718	0007645	0001718
PITKIN COUNTYLINE INC	12/31/1900	000000000000000	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	\$256,179	\$75,000	\$331,179	\$319,508
2024	\$256,179	\$75,000	\$331,179	\$290,462
2023	\$261,502	\$55,000	\$316,502	\$264,056
2022	\$222,958	\$55,000	\$277,958	\$240,051
2021	\$163,228	\$55,000	\$218,228	\$218,228
2020	\$181,975	\$55,000	\$236,975	\$211,091

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.