



Address: [5519 EL CAPITAN CT](#)
City: ARLINGTON
Georeference: 23073-3-14
Subdivision: LAGUNA I ADDITION
Neighborhood Code: 1L130V

Latitude: 32.6566169918
Longitude: -97.1651775772
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 14

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: \$299,209

Protest Deadline Date: 5/24/2024

Site Number: 01518755

Site Name: LAGUNA I ADDITION-3-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,552

Percent Complete: 100%

Land Sqft^{*}: 5,217

Land Acres^{*}: 0.1197

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:

LEBLANC MANUEL J
LEBLANC SHAWN D

Primary Owner Address:

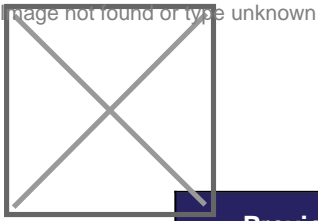
5519 EL CAPITAN CT
ARLINGTON, TX 76017-3508

Deed Date: 11/7/1996

Deed Volume: 0012580

Deed Page: 0001659

Instrument: 00125800001659



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARCHE GERALD A	3/29/1984	00077960000939	0007796	0000939
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 ⁺
2025	\$224,209	\$75,000	\$299,209	\$291,486
2024	\$224,209	\$75,000	\$299,209	\$264,987
2023	\$228,827	\$55,000	\$283,827	\$240,897
2022	\$195,597	\$55,000	\$250,597	\$218,997
2021	\$144,088	\$55,000	\$199,088	\$199,088
2020	\$160,289	\$55,000	\$215,289	\$190,827

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.