

Tarrant Appraisal District

Property Information | PDF

Account Number: 01547267

Address: 5804 TRAIL LAKE DR

City: ARLINGTON

**Georeference: 23190-2-5** 

Subdivision: LAKE HILL ESTATES ADDITION

Neighborhood Code: 1L070U

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

## PROPERTY DATA

Legal Description: LAKE HILL ESTATES ADDITION

Block 2 Lot 5

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

Notice Sent Date: 4/15/2025 Notice Value: \$322,601

Protest Deadline Date: 5/24/2024

Site Number: 01547267

Latitude: 32.6960165679

**TAD Map:** 2090-372 **MAPSCO:** TAR-094C

Longitude: -97.1975083675

**Site Name:** LAKE HILL ESTATES ADDITION-2-5 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,803
Percent Complete: 100%

Land Sqft\*: 13,590 Land Acres\*: 0.3119

Pool: N

+++ Rounded.

### OWNER INFORMATION

**Current Owner:** 

FOBBS JOHNNY RAY JR SMITH ANJENA MATTIE **Primary Owner Address:** 5804 TRAIL LAKE DR

ARLINGTON, TX 76016-1509

Deed Date: 2/15/2022

Deed Volume: Deed Page:

Instrument: D222041704

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



| Previous Owners                     | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------|-------------|-----------|
| FOBBS JOHNNY RAY JR                 | 1/19/2022  | D222018007     |             |           |
| SMITH GARNETT L                     | 7/9/2019   | D219150156     |             |           |
| INCHANNARONG SIRILUK;SLEDGE BRYAN A | 7/20/2017  | D217168168     |             |           |
| BROAD VISION INV LLC                | 8/2/2016   | D216187354     |             |           |
| FALLWELL STEPHEN J                  | 2/22/2002  | 00155190000281 | 0015519     | 0000281   |
| BENAVIDES ROBERT STANLEY            | 1/14/2000  | 00142430000267 | 0014243     | 0000267   |
| BENAVIDES STAN;BENAVIDES ZHONG      | 1/11/1999  | 00136410000348 | 0013641     | 0000348   |
| PAULSON LAUREL                      | 2/2/1990   | 00098360001702 | 0009836     | 0001702   |
| PAULSON RICHARD A                   | 10/11/1988 | 00094080000069 | 0009408     | 0000069   |
| WALLACE FRED B                      | 2/20/1987  | 00088480001887 | 0008848     | 0001887   |
| WALLACE FRED B                      | 11/5/1983  | 00076810001517 | 0007681     | 0001517   |

# **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.

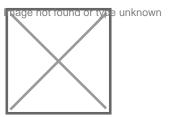
| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$247,601          | \$75,000    | \$322,601    | \$322,601        |
| 2024 | \$247,601          | \$75,000    | \$322,601    | \$313,500        |
| 2023 | \$210,000          | \$75,000    | \$285,000    | \$285,000        |
| 2022 | \$211,727          | \$85,000    | \$296,727    | \$295,676        |
| 2021 | \$210,055          | \$85,000    | \$295,055    | \$268,796        |
| 2020 | \$159,360          | \$85,000    | \$244,360    | \$244,360        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

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