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Address: [5800 TRAIL LAKE DR](#)
City: ARLINGTON
Georeference: 23190-2-6
Subdivision: LAKE HILL ESTATES ADDITION
Neighborhood Code: 1L070U

Latitude: 32.6958289299
Longitude: -97.1971869972
TAD Map: 2090-372
MAPSCO: TAR-094C



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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 6

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: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 01547275

Site Name: LAKE HILL ESTATES ADDITION-2-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,292

Percent Complete: 100%

Land Sqft^{*}: 20,650

Land Acres^{*}: 0.4740

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:

JOHN CANDLER FAMILY MANAGED TRUST

Primary Owner Address:

9141 TATE AVE
FORT WORTH, TX 76244

Deed Date: 9/9/2022

Deed Volume:

Deed Page:

Instrument: [D222233281](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE JEAN EDENS CANLDER FAMILY TRUST	2/17/2022	D222048831		
TULLEY DEBORAH;TULLEY MICHAEL P	12/31/1900	0000000000000000	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	\$203,211	\$75,000	\$278,211	\$278,211
2024	\$246,000	\$75,000	\$321,000	\$321,000
2023	\$270,230	\$75,000	\$345,230	\$345,230
2022	\$205,634	\$85,000	\$290,634	\$281,045
2021	\$203,710	\$85,000	\$288,710	\$255,495
2020	\$147,268	\$85,000	\$232,268	\$232,268

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.