



Address: [5803 TRAIL LAKE DR](#)
City: ARLINGTON
Georeference: 23190-3-22
Subdivision: LAKE HILL ESTATES ADDITION
Neighborhood Code: 1L070U

Latitude: 32.6964226566
Longitude: -97.1968859587
TAD Map: 2090-372
MAPSCO: TAR-094C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE HILL ESTATES ADDITION
Block 3 Lot 22

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 01547534

Site Name: LAKE HILL ESTATES ADDITION-3-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,902

Percent Complete: 100%

Land Sqft^{*}: 17,600

Land Acres^{*}: 0.4040

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PRATT TROY L

Primary Owner Address:

5803 TRAIL LAKE DR
ARLINGTON, TX 76016-1510

Deed Date: 6/10/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211143363](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SADLER JOHN C;SADLER KRISTENE	6/15/2001	00149640000383	0014964	0000383
MCCURDY BRADLEY EETUX JANA L	2/23/1996	00122750001268	0012275	0001268
JOHNSON CYNTHIA	3/16/1994	00115050001831	0011505	0001831
JOHNSON CYNTHIA;JOHNSON KENNETH	5/31/1983	00075200000063	0007520	0000063

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	\$227,115	\$75,000	\$302,115	\$302,115
2024	\$243,665	\$75,000	\$318,665	\$318,110
2023	\$274,646	\$75,000	\$349,646	\$289,191
2022	\$214,197	\$85,000	\$299,197	\$262,901
2021	\$154,001	\$85,000	\$239,001	\$239,001
2020	\$154,000	\$85,000	\$239,000	\$239,000

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.