



Address: [5602 TRAIL LAKE DR](#)
City: ARLINGTON
Georeference: 23190-9-7
Subdivision: LAKE HILL ESTATES ADDITION
Neighborhood Code: 1L070U

Latitude: 32.6947009558
Longitude: -97.1912520112
TAD Map: 2090-372
MAPSCO: TAR-094D



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 9 Lot 7

Jurisdictions:

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

State Code: A

Year Built: 1970

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

Site Number: 01548522

Site Name: LAKE HILL ESTATES ADDITION-9-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,747

Percent Complete: 100%

Land Sqft^{*}: 38,194

Land Acres^{*}: 0.8768

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:

PHIPPS WILLIAM
PHIPPS NINGYAN QIU

Primary Owner Address:

5602 TRAIL LAKE DR
ARLINGTON, TX 76016

Deed Date: 7/14/2021

Deed Volume:

Deed Page:

Instrument: [D221203572](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAYNES ALLEN C	10/10/2015	D215245298		
HAYNES ESTHER	7/11/1993	D204007047	0000000	0000000
HAYNES ESTHER;HAYNES WENDELL A	12/31/1900	00063100000328	0006310	0000328

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	\$134,795	\$103,724	\$238,519	\$238,519
2024	\$134,795	\$103,724	\$238,519	\$238,519
2023	\$155,151	\$103,724	\$258,875	\$258,875
2022	\$125,952	\$127,500	\$253,452	\$253,452
2021	\$125,883	\$127,500	\$253,383	\$233,525
2020	\$116,573	\$127,500	\$244,073	\$212,295

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.