



**Address:** [5306 OAK BRANCH DR](#)  
**City:** ARLINGTON  
**Georeference:** 30363-2-26  
**Subdivision:** OAK BRANCH ESTATES  
**Neighborhood Code:** 1L010J

**Latitude:** 32.6792935369  
**Longitude:** -97.1896923387  
**TAD Map:** 2090-368  
**MAPSCO:** TAR-094M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK BRANCH ESTATES Block  
2 Lot 26

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01979418

**Site Name:** OAK BRANCH ESTATES-2-26

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,923

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,808

**Land Acres<sup>\*</sup>:** 0.1792

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

CHRETIEN CASSIDY

EDGERSON KYLE

**Primary Owner Address:**

5306 OAK BRANCH DR  
ARLINGTON, TX 76016

**Deed Date:** 9/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221287549](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GODWIN B GODWIN;GODWIN CHELSEA	11/15/2013	<a href="#">D213298032</a>	0000000	0000000
HAMM AILEEN MARIE EST	7/4/2009	000000000000000	0000000	0000000
HAMM AILEEN;HAMM CLARENCE EST	3/27/1985	00081300001919	0008130	0001919
MIKE THOMPSON & ASSOC INC	4/8/1983	00074820000550	0007482	0000550
L F B INVESTMENTS INC	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$267,863	\$71,250	\$339,113	\$339,113
2024	\$267,863	\$71,250	\$339,113	\$339,113
2023	\$282,229	\$52,250	\$334,479	\$329,964
2022	\$247,717	\$52,250	\$299,967	\$299,967
2021	\$187,500	\$47,500	\$235,000	\$235,000
2020	\$193,829	\$47,500	\$241,329	\$227,404

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.