



Address: [5404 OAK SPRINGS DR](#)
City: ARLINGTON
Georeference: 30363-5-20
Subdivision: OAK BRANCH ESTATES
Neighborhood Code: 1L010J

Latitude: 32.6767953075
Longitude: -97.1895636356
TAD Map: 2090-364
MAPSCO: TAR-094R



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
5 Lot 20

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

State Code: A
Year Built: 1984
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$341,405
Protest Deadline Date: 5/24/2024

Site Number: 01980181
Site Name: OAK BRANCH ESTATES-5-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,934
Percent Complete: 100%
Land Sqft^{*}: 9,375
Land Acres^{*}: 0.2152
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:
WEST PATRICIA A
Primary Owner Address:
5404 OAK SPRINGS DR
ARLINGTON, TX 76016-4574

Deed Date: 4/13/1996
Deed Volume: 0012350
Deed Page: 0001852
Instrument: 00123500001852

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEST LARRY WOMACK;WEST PATRICIA	11/24/1995	00122160000119	0012216	0000119
GREEN MARJORIE;GREEN RICHARD L	12/7/1984	00080280001016	0008028	0001016
IMATRA ESTATES LTD	12/31/1900	00000000000000	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	\$266,405	\$75,000	\$341,405	\$334,986
2024	\$266,405	\$75,000	\$341,405	\$304,533
2023	\$280,712	\$55,000	\$335,712	\$276,848
2022	\$246,397	\$55,000	\$301,397	\$251,680
2021	\$198,792	\$50,000	\$248,792	\$228,800
2020	\$158,000	\$50,000	\$208,000	\$208,000

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.