



**Address:** [5504 SUMMIT RIDGE TR](#)  
**City:** ARLINGTON  
**Georeference:** 31250-10-3  
**Subdivision:** OVERLAND STAGE ESTATES  
**Neighborhood Code:** 1L140D

**Latitude:** 32.6712972914  
**Longitude:** -97.19161409  
**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:** OVERLAND STAGE ESTATES  
Block 10 Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1977

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$394,170

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

**Site Number:** 02084473

**Site Name:** OVERLAND STAGE ESTATES-10-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,056

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,670

**Land Acres<sup>\*</sup>:** 0.1990

**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:**

FORD HAVEN RENEE  
FORD JUSTIN RANDELL

**Primary Owner Address:**  
5504 SUMMIT RIDGE TRL  
ARLINGTON, TX 76017

**Deed Date:** 11/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221352954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGARVIN BRADLEY ALVIN;MCGARVIN DANICA JEAN	11/19/2019	<a href="#">D219270672</a>		
WIRZ CHARLES	5/17/2019	<a href="#">D219106104</a>		
RHODES ANTHONY O	4/19/2019	<a href="#">D219106103</a>		
RHODES ANTHONY O;RHODES JAMI M	3/29/2002	00156480000122	0015648	0000122
LUCHT JUGENE C	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 <sup>+</sup>
2025	\$319,170	\$75,000	\$394,170	\$394,170
2024	\$319,170	\$75,000	\$394,170	\$366,300
2023	\$278,000	\$55,000	\$333,000	\$333,000
2022	\$271,441	\$55,000	\$326,441	\$326,441
2021	\$206,388	\$55,000	\$261,388	\$261,388
2020	\$206,389	\$55,000	\$261,389	\$261,389

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.