



**Address:** [5405 RIDGE SPRINGS CT](#)  
**City:** ARLINGTON  
**Georeference:** 31250-22-13  
**Subdivision:** OVERLAND STAGE ESTATES  
**Neighborhood Code:** 1L140D

**Latitude:** 32.6745748136  
**Longitude:** -97.1905862801  
**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 22 Lot 13

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 02089289

**Site Name:** OVERLAND STAGE ESTATES-22-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,677

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,540

**Land Acres<sup>\*</sup>:** 0.1730

**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:**

BEECHNER LOREN H

BEECHNER MARY

**Primary Owner Address:**

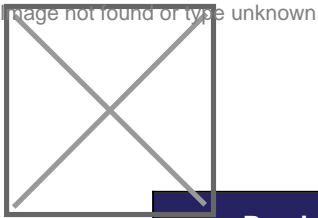
5405 RIDGE SPRINGS CT  
ARLINGTON, TX 76017-1285

**Deed Date:** 7/31/1986

**Deed Volume:** 0008631

**Deed Page:** 0001373

**Instrument:** 00086310001373



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STILL & LARSON INC	7/30/1986	00086310001370	0008631	0001370
STILL & LARSON INC	11/23/1983	00076730001415	0007673	0001415
METROPOLITAN S & L ASSN	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	\$198,067	\$75,000	\$273,067	\$273,067
2024	\$212,312	\$75,000	\$287,312	\$287,312
2023	\$232,577	\$55,000	\$287,577	\$274,940
2022	\$199,526	\$55,000	\$254,526	\$249,945
2021	\$173,237	\$55,000	\$228,237	\$227,223
2020	\$161,087	\$55,000	\$216,087	\$206,566

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.