



Address: [5404 RIDGE SPRINGS CT](#)
City: ARLINGTON
Georeference: 31250-22-18
Subdivision: OVERLAND STAGE ESTATES
Neighborhood Code: 1L140D

Latitude: 32.6742462853
Longitude: -97.1901017316
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 18

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

Notice Sent Date: 4/15/2025

Notice Value: \$352,126

Protest Deadline Date: 5/24/2024

Site Number: 02089335

Site Name: OVERLAND STAGE ESTATES-22-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,376

Percent Complete: 100%

Land Sqft^{*}: 7,630

Land Acres^{*}: 0.1751

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:

HICKS MARGARET

Primary Owner Address:

5404 RIDGE SPRINGS CT
ARLINGTON, TX 76017

Deed Date: 2/18/2025

Deed Volume:

Deed Page:

Instrument: [D225028441](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARAKAT KAFA;BARAKAT SOLIMAN M	8/11/1989	00098440000879	0009844	0000879
SECRETARY OF HUD	3/8/1989	00095870001468	0009587	0001468
FIRST INTERSTATE MORTGAGE CO	3/7/1989	00095400001705	0009540	0001705
CORNETT HENRY R	2/25/1988	00092090001462	0009209	0001462
SECRETARY OF HUD	4/8/1987	00089520002251	0008952	0002251
NOWLIN MORTGAGE CO	4/7/1987	00089100001752	0008910	0001752
YUNG DAVID	8/15/1983	00075850002084	0007585	0002084
RICH-TEX INVESTMENTS CO	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	\$277,126	\$75,000	\$352,126	\$352,126
2024	\$277,126	\$75,000	\$352,126	\$340,901
2023	\$291,040	\$55,000	\$346,040	\$309,910
2022	\$234,724	\$55,000	\$289,724	\$281,736
2021	\$201,124	\$55,000	\$256,124	\$256,124
2020	\$185,508	\$55,000	\$240,508	\$233,614

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.