



**Address:** [5402 JASON DR](#)  
**City:** ARLINGTON  
**Georeference:** 32055-1-6  
**Subdivision:** PELHAM MANOR  
**Neighborhood Code:** 1L040P

**Latitude:** 32.6837967414  
**Longitude:** -97.1900098177  
**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:** PELHAM MANOR Block 1 Lot 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$261,949

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

**Site Number:** 02185210

**Site Name:** PELHAM MANOR-1-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,322

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,169

**Land Acres<sup>\*</sup>:** 0.1645

**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:**

SANDERS AMY

**Primary Owner Address:**

5402 JASON DR  
ARLINGTON, TX 76016-2952

**Deed Date:** 10/26/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218239663](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELCH SAMMYE	9/3/2014	142-14-122030		
KELCH SAMMYE;KELCH WALTER EST	2/28/2006	<a href="#">D206060059</a>	0000000	0000000
FOUSHEE BETH;FOUSHEE CHAS J	6/1/1983	00075250000531	0007525	0000531

## 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	\$205,780	\$56,169	\$261,949	\$250,363
2024	\$205,780	\$56,169	\$261,949	\$227,603
2023	\$217,491	\$40,000	\$257,491	\$206,912
2022	\$203,472	\$40,000	\$243,472	\$188,102
2021	\$131,002	\$40,000	\$171,002	\$171,002
2020	\$132,112	\$40,000	\$172,112	\$172,112

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.