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Address: [5304 WESTHAVEN RD](#)
City: ARLINGTON
Georeference: 36760--10
Subdivision: RUSH CREEK RANCH ESTATES #2
Neighborhood Code: 1L130A

Latitude: 32.6602836858
Longitude: -97.1579682722
TAD Map: 2102-360
MAPSCO: TAR-095Z



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RUSH CREEK RANCH
ESTATES #2 Lot 10

Jurisdictions:

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

State Code: A

Year Built: 1976

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 02572257

Site Name: RUSH CREEK RANCH ESTATES #2-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,776

Percent Complete: 100%

Land Sqft^{*}: 24,698

Land Acres^{*}: 0.5670

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:

O'BRIEN STEVEN A

O'BRIEN ANNA KARENNINA

Primary Owner Address:

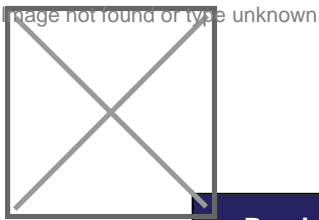
5304 WESTHAVEN RD
ARLINGTON, TX 76017

Deed Date: 12/29/2021

Deed Volume:

Deed Page:

Instrument: [D221378317](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASPIRE PROJECT LLC	7/26/2021	D221215854		
MITTEL DOROTHY C	11/19/2017	142-17-171473		
MITTEL HENRY JR	12/31/1900	000000000000000	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	\$484,420	\$86,069	\$570,489	\$570,489
2024	\$484,420	\$86,069	\$570,489	\$570,489
2023	\$551,204	\$66,069	\$617,273	\$535,106
2022	\$420,340	\$66,120	\$486,460	\$486,460
2021	\$309,388	\$56,700	\$366,088	\$351,623
2020	\$262,957	\$56,700	\$319,657	\$319,657

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.