



Address: [5214 BELLEFONTAINE DR](#)
City: ARLINGTON
Georeference: 39380-2-26
Subdivision: SOUTH FOREST ADDITION
Neighborhood Code: 1L140G

Latitude: 32.6622650553
Longitude: -97.1816116779
TAD Map: 2096-360
MAPSCO: TAR-095S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH FOREST ADDITION
Block 2 Lot 26

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$371,788

Protest Deadline Date: 5/24/2024

Site Number: 02805308
Site Name: SOUTH FOREST ADDITION-2-26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,864
Percent Complete: 100%
Land Sqft^{*}: 10,625
Land Acres^{*}: 0.2439
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

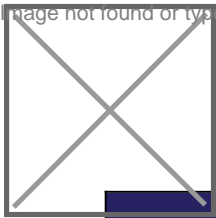
Current Owner:

SHAHAN MICHAEL W
SHAHAN LISA M

Primary Owner Address:

5214 BELLEFONTAINE DR
ARLINGTON, TX 76017-2130

Deed Date: 11/14/1995
Deed Volume: 0012175
Deed Page: 0002277
Instrument: 00121750002277



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FED NATIONAL MORTGAGE ASSOC	9/5/1995	00120990000360	0012099	0000360
SMITH BRENDA;SMITH CYRIL L JR	10/11/1985	00083300000517	0008330	0000517
WAYNE MILLER CUSTOM HOMES	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	\$316,788	\$55,000	\$371,788	\$371,788
2024	\$316,788	\$55,000	\$371,788	\$340,816
2023	\$271,000	\$45,000	\$316,000	\$309,833
2022	\$255,073	\$45,000	\$300,073	\$281,666
2021	\$224,240	\$45,000	\$269,240	\$256,060
2020	\$225,927	\$45,000	\$270,927	\$232,782

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.