

Tarrant Appraisal District

Property Information | PDF

Account Number: 03258726

Address: 5306 VINCENNES CT

City: ARLINGTON

Georeference: 44582-4-15

Subdivision: VERMILLION PLACE ADDITION

Neighborhood Code: 1L140M

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

PROPERTY DATA

Legal Description: VERMILLION PLACE ADDITION

Block 4 Lot 15

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$254,168

Protest Deadline Date: 5/24/2024

Latitude: 32.6602694116 **Longitude:** -97.1799536564

TAD Map: 2096-360

MAPSCO: TAR-095W



Site Number: 03258726

Site Name: VERMILLION PLACE ADDITION-4-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,323
Percent Complete: 100%

Land Sqft*: 9,610 Land Acres*: 0.2206

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

FRITCHER JOHN ROBERT

Primary Owner Address:
5306 VINCENNES CT

ARLINGTON, TX 76017-3206

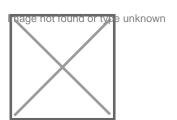
Deed Date: 12/31/1900 Deed Volume: 0000000 Deed Page: 0000000

Instrument: 000000000000000

VALUES

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



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$199,168	\$55,000	\$254,168	\$250,557
2024	\$199,168	\$55,000	\$254,168	\$227,779
2023	\$193,904	\$45,000	\$238,904	\$207,072
2022	\$169,795	\$45,000	\$214,795	\$188,247
2021	\$153,215	\$40,000	\$193,215	\$171,134
2020	\$133,364	\$40,000	\$173,364	\$155,576

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.