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**Address:** [5806 CEDAR RIDGE DR](#)  
**City:** ARLINGTON  
**Georeference:** 47725-2-17  
**Subdivision:** WOODSETTER PLACE #1 ADDITION  
**Neighborhood Code:** 1L140K

**Latitude:** 32.6514508113  
**Longitude:** -97.1816014398  
**TAD Map:** 2096-356  
**MAPSCO:** TAR-109A



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

## PROPERTY DATA

**Legal Description:** WOODSETTER PLACE #1  
ADDITION Block 2 Lot 17

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNEDALE ISD (914)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$286,090

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

**Site Number:** 03653293

**Site Name:** WOODSETTER PLACE #1 ADDITION-2-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,242

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,170

**Land Acres<sup>\*</sup>:** 0.1646

**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:**

TOUPONCE MICHAEL JR  
TOUPONCE SHANNON

**Primary Owner Address:**

5806 CEDAR RIDGE DR  
ARLINGTON, TX 76017

**Deed Date:** 12/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221379735](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EASTMAN MEGAN A	7/27/2016	<a href="#">D216169610</a>		
WILLIAMS LESLIE A	8/18/2005	<a href="#">D205250529</a>	0000000	0000000
BRADY JOHN	8/14/1997	00128800000585	0012880	0000585
OCWEN FED BANK FSB	6/3/1997	00127940000142	0012794	0000142
MORALES EILEEN;MORALES JOSE H	7/17/1985	00082470000227	0008247	0000227
OLDHAM & HIXSON CONST	7/12/1985	00000000000000	0000000	0000000
OLDHAM & HIXSON CONST	8/14/1984	00079200001454	0007920	0001454
HOWARD WAYNE CONST CO INC	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 <sup>+</sup>
2025	\$231,090	\$55,000	\$286,090	\$286,090
2024	\$231,090	\$55,000	\$286,090	\$274,487
2023	\$240,062	\$40,000	\$280,062	\$249,534
2022	\$186,849	\$40,000	\$226,849	\$226,849
2021	\$151,880	\$35,000	\$186,880	\$154,008
2020	\$121,146	\$35,000	\$156,146	\$140,007

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.