



Address: [5704 S WATSON RD](#)
City: ARLINGTON
Georeference: A 83-2B01A
Subdivision: BALCH, JOHN SURVEY
Neighborhood Code: 1S010C

Latitude: 32.6519128318
Longitude: -97.0632069772
TAD Map: 2132-356
MAPSCO: TAR-112B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BALCH, JOHN SURVEY Abstract
83 Tract 2B01A
Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
State Code: A
Year Built: 0
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03740986
Site Name: BALCH, JOHN SURVEY-2B01A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,123
Percent Complete: 100%
Land Sqft^{*}: 90,256
Land Acres^{*}: 2.0720
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:
CAZARES ALFREDO
CAZARES ISABEL
Primary Owner Address:
1990 OZRO RD
VENUS, TX 76084

Deed Date: 3/15/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204084252](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNLAP CHAS E JR;DUNLAP L J PAYNE	11/26/1997	D204084250	0000000	0000000
DUNLAP IDA JUNE	6/3/1992	D204084249	0000000	0000000
DUNLAP CHARLES;DUNLAP JUNE EST	12/31/1900	0000000000000000	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	\$107,574	\$134,680	\$242,254	\$242,254
2024	\$107,574	\$134,680	\$242,254	\$242,254
2023	\$95,392	\$134,680	\$230,072	\$230,072
2022	\$57,519	\$134,680	\$192,199	\$192,199
2021	\$57,803	\$134,680	\$192,483	\$192,483
2020	\$43,747	\$103,600	\$147,347	\$147,347

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

There are no exemptions for this property

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.