



Address: [5395 NEWT PATTERSON RD](#)
City: TARRANT COUNTY
Georeference: A1581-1B01
Subdivision: TURNER, P H SURVEY
Neighborhood Code: 1A010A

Latitude: 32.6027276979
Longitude: -97.1894024369
TAD Map: 2090-340
MAPSCO: TAR-108Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TURNER, P H SURVEY Abstract
1581 Tract 1B01 1985 MH 18 X 76 ID#

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04226941

Site Name: TURNER, P H SURVEY-1B01

Site Class: A2 - Residential - Mobile Home

Parcels: 1

Approximate Size⁺⁺⁺: 1,620

Percent Complete: 100%

Land Sqft^{*}: 40,075

Land Acres^{*}: 0.9200

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:

MONACO PARTNERS LLC

Primary Owner Address:

PO BOX 181811
ARLINGTON, TX 76096

Deed Date: 10/25/2016

Deed Volume:

Deed Page:

Instrument: [D216250495](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAFAH REAL ESTATE LLC SERIES H	4/13/2015	D215076707		
HIGHRIDGE RESIDENTIAL PROPERTIES LLC	3/6/2015	D215047875		
TURNER LARRY	6/17/2002	00157720000066	0015772	0000066
MONTIETH RICHARD A	12/31/1900	00095400000639	0009540	0000639

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	\$100	\$59,900	\$60,000	\$60,000
2024	\$100	\$59,900	\$60,000	\$60,000
2023	\$1,000	\$57,164	\$58,164	\$58,164
2022	\$2,964	\$55,200	\$58,164	\$58,164
2021	\$2,964	\$55,200	\$58,164	\$58,164
2020	\$3,444	\$55,200	\$58,644	\$58,644

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.