

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 04335724

Address: 5302 YAUPON DR

City: ARLINGTON

Georeference: 13510-21-17

Subdivision: FAIRFIELD ADDITION

Neighborhood Code: 1S020C

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

## **PROPERTY DATA**

Legal Description: FAIRFIELD ADDITION Block 21

Lot 17

Jurisdictions:

CITY OF ARLINGTON (024) **TARRANT COUNTY (220)** 

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

ARLINGTON ISD (901)

State Code: A Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 **Notice Value: \$235,815** 

Protest Deadline Date: 5/24/2024

Site Number: 04335724

Site Name: FAIRFIELD ADDITION Block 21 Lot 17

Site Class: A1 - Residential - Single Family

Latitude: 32.6592467505

**TAD Map:** 2120-360 MAPSCO: TAR-097W

Longitude: -97.1065963286

Parcels: 1

Approximate Size+++: 1,059 Percent Complete: 100%

**Land Sqft\***: 7,578 Land Acres\*: 0.1739

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

FRYE DANIEL

**Primary Owner Address:** 

5302 YAUPON DR

ARLINGTON, TX 76018

**Deed Date: 2/18/2025** 

**Deed Volume: Deed Page:** 

Instrument: D225028451

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUJILLO ASENCION	5/10/2024	D224082119		
C&C RESIDENTIAL PROPERTIES INC	3/25/2024	D224051436		
MORATAYA RAFAEL A	10/1/2016	D223208521		
MORATAYA RAFAEL A	7/31/2013	D211241634		
GAMBOL ROGER E;MORATAYA RAFAEL A	9/30/2011	D211241634	0000000	0000000
SECRETARY OF HUD	1/8/2010	D210303532	0000000	0000000
MIDFIRST BANK	1/5/2010	D210007984	0000000	0000000
TIDWELL ANGELA	4/22/1988	00092520002338	0009252	0002338
SECRETARY OF HUD	10/7/1987	00091240000881	0009124	0000881
COMMONWEALTH MTG CORP	10/6/1987	00090960000466	0009096	0000466
TOLLEFSON LESTER A	6/13/1984	00078570000627	0007857	0000627
I-20 ARLINGTON DEV	12/31/1900	00000000000000	0000000	0000000

## **VALUES**

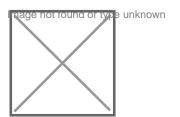
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$167,613	\$68,202	\$235,815	\$235,815
2024	\$167,613	\$68,202	\$235,815	\$206,470
2023	\$190,041	\$40,000	\$230,041	\$187,700
2022	\$142,841	\$40,000	\$182,841	\$170,636
2021	\$133,857	\$40,000	\$173,857	\$155,124
2020	\$55,349	\$20,000	\$75,349	\$65,673

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

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<sup>+</sup> 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.

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