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**Address:** [5721 MANSFIELD RD](#)  
**City:** ARLINGTON  
**Georeference:** 44038-1-17  
**Subdivision:** TWENTY OAKS ADDITION  
**Neighborhood Code:** A1S010P

**Latitude:** 32.6536797322  
**Longitude:** -97.1358535845  
**TAD Map:** 2108-356  
**MAPSCO:** TAR-096X



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

## PROPERTY DATA

**Legal Description:** TWENTY OAKS ADDITION  
Block 1 Lot 17

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 04338677

**Site Name:** TWENTY OAKS ADDITION-1-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 917

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,597

**Land Acres<sup>\*</sup>:** 0.0825

**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:**

NGUYEN SAM

NGUYEN SARA

**Primary Owner Address:**

2500 SANDSTONE CT  
ARLINGTON, TX 76001-5443

**Deed Date:** 4/7/1994

**Deed Volume:** 0011530

**Deed Page:** 0000366

**Instrument:** 00115300000366

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LU FRANK	4/6/1994	00115300000354	0011530	0000354
HO HOA THI	4/22/1992	00106340000457	0010634	0000457
INDEPENDENT AMERICAN SAV ASSN	7/15/1986	00086130000846	0008613	0000846
PHILLIPS GLYNN	8/1/1983	00076280002068	0007628	0002068

## 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	\$125,526	\$20,000	\$145,526	\$145,526
2024	\$149,000	\$20,000	\$169,000	\$169,000
2023	\$150,000	\$20,000	\$170,000	\$170,000
2022	\$95,000	\$20,000	\$115,000	\$115,000
2021	\$99,173	\$20,000	\$119,173	\$119,173
2020	\$99,980	\$20,000	\$119,980	\$119,980

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.