



**Address:** [5306 SAN MATEO CT](#)  
**City:** ARLINGTON  
**Georeference:** 23074-2-22  
**Subdivision:** LAGUNA VILLAGE ADDITION  
**Neighborhood Code:** A1A020I

**Latitude:** 32.6595288252  
**Longitude:** -97.1637185044  
**TAD Map:** 2102-360  
**MAPSCO:** TAR-095Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAGUNA VILLAGE ADDITION  
Block 2 Lot 22

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$237,569

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

**Site Number:** 05063698

**Site Name:** LAGUNA VILLAGE ADDITION-2-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,189

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,529

**Land Acres<sup>\*</sup>:** 0.2187

**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:**

LETTIE DENNIS L

**Primary Owner Address:**

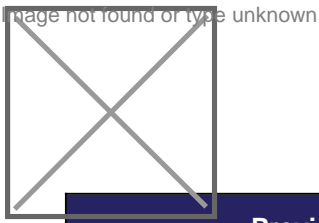
5306 SAN MATEO CT  
ARLINGTON, TX 76017-3559

**Deed Date:** 11/8/1996

**Deed Volume:** 0012583

**Deed Page:** 0000672

**Instrument:** 00125830000672



| Previous Owners                  | Date      | Instrument     | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------|-------------|-----------|
| JONES JAN ADRIENNE               | 1/23/1989 | 00095750000489 | 0009575     | 0000489   |
| REYNOLDS FRANCES;REYNOLDS JEROME | 1/16/1985 | 00080610001290 | 0008061     | 0001290   |
| ARNOLD-BURKHARD CORP             | 7/12/1983 | 00075540001204 | 0007554     | 0001204   |

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 | \$192,569          | \$45,000    | \$237,569    | \$201,017                    |
| 2024 | \$192,569          | \$45,000    | \$237,569    | \$182,743                    |
| 2023 | \$153,571          | \$30,000    | \$183,571    | \$166,130                    |
| 2022 | \$145,386          | \$11,000    | \$156,386    | \$151,027                    |
| 2021 | \$146,568          | \$11,000    | \$157,568    | \$137,297                    |
| 2020 | \$147,750          | \$11,000    | \$158,750    | \$124,815                    |

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.