



**Address:** [5716 RANCHOGRANDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 31250-31-1  
**Subdivision:** OVERLAND STAGE ESTATES  
**Neighborhood Code:** A1S010U

**Latitude:** 32.6600511009  
**Longitude:** -97.195735873  
**TAD Map:** 2090-360  
**MAPSCO:** TAR-094Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OVERLAND STAGE ESTATES  
Block 31 Lot 1

**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:** PROPERTY TAX PROTEST (00795)

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

**Site Number:** 05127351

**Site Name:** OVERLAND STAGE ESTATES-31-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,134

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,555

**Land Acres<sup>\*</sup>:** 0.1045

**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:**

TRAN GEORGE

TRAN TRAM BUI

**Primary Owner Address:**

2901 CABERNET LN  
ARLINGTON, TX 76001

**Deed Date:** 5/15/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214105209](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN GEORGE X	7/3/2003	00169100000070	0016910	0000070
TALLEY GREG;TALLEY JANET	9/15/1997	00129170000580	0012917	0000580
FED NATIONAL MORTGAGE ASSOC	5/9/1997	00127720000532	0012772	0000532
FIRST COMMERCIAL MTG CO	5/6/1997	00127640000309	0012764	0000309
SCHREEDER CHARLES L ETAL III	1/7/1986	00084200001409	0008420	0001409
1600 CAPITAL CO	3/13/1984	00077670001521	0007767	0001521
HASTEN EUGENE INC ETAL	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$150,658	\$20,000	\$170,658	\$170,658
2024	\$172,840	\$20,000	\$192,840	\$192,840
2023	\$160,792	\$20,000	\$180,792	\$180,792
2022	\$88,410	\$20,000	\$108,410	\$108,410
2021	\$88,410	\$20,000	\$108,410	\$108,410
2020	\$68,410	\$40,000	\$108,410	\$108,410

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.