



Address: [5714 RANCHOGRANDE DR](#)

City: ARLINGTON

Georeference: 31250-31-2

Subdivision: OVERLAND STAGE ESTATES

Neighborhood Code: A1S010U

Latitude: 32.6600377323

Longitude: -97.1955927328

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 2

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: 05127378

Site Name: OVERLAND STAGE ESTATES-31-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,418

Percent Complete: 100%

Land Sqft^{*}: 3,781

Land Acres^{*}: 0.0867

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:

TRAN GEORGE

TRAN TRAM BUI

Primary Owner Address:

2901 CABERNET LN

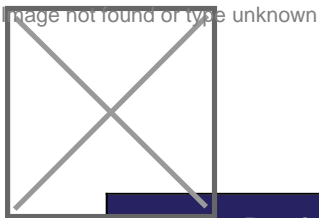
ARLINGTON, TX 76001

Deed Date: 5/15/2014

Deed Volume: 00000000

Deed Page: 00000000

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
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 ⁺
2025	\$172,097	\$20,000	\$192,097	\$192,097
2024	\$202,824	\$20,000	\$222,824	\$222,824
2023	\$199,548	\$20,000	\$219,548	\$219,548
2022	\$152,754	\$20,000	\$172,754	\$172,754
2021	\$86,360	\$40,000	\$126,360	\$126,360
2020	\$86,360	\$40,000	\$126,360	\$126,360

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.