



Address: [5531 CREEK VALLEY DR](#)
City: ARLINGTON
Georeference: 28045-10-22
Subdivision: NEWPORT VILLAGE
Neighborhood Code: 1S020P

Latitude: 32.6553918302
Longitude: -97.0824227517
TAD Map: 2126-356
MAPSCO: TAR-097Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NEWPORT VILLAGE Block 10
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: 1985

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05165466

Site Name: NEWPORT VILLAGE-10-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,320

Percent Complete: 100%

Land Sqft^{*}: 5,225

Land Acres^{*}: 0.1199

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:

PEREZ MONTOYA OMAR
RICO TORRES MA SUSANA

Primary Owner Address:

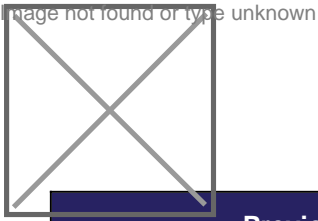
5531 CREEK VALLEY DR
ARLINGTON, TX 76018

Deed Date: 11/14/2023

Deed Volume:

Deed Page:

Instrument: [D223205026](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORNING GLORY INVESTMENT GROUP INC	4/11/2023	D223062182		
EHLINGER SONIA G	3/23/1990	00098780000283	0009878	0000283
MAGALLANES RICHARD	3/19/1986	00084890001849	0008489	0001849
OMNI HOMES	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	\$191,986	\$47,025	\$239,011	\$239,011
2024	\$191,986	\$47,025	\$239,011	\$239,011
2023	\$223,236	\$30,000	\$253,236	\$189,064
2022	\$181,422	\$30,000	\$211,422	\$171,876
2021	\$150,213	\$30,000	\$180,213	\$156,251
2020	\$132,415	\$30,000	\$162,415	\$142,046

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.