



Address: [5301 CARPENTER DR](#)
City: ARLINGTON
Georeference: 23783-3-12
Subdivision: LEEDS ADDITION, THE
Neighborhood Code: 1M030D

Latitude: 32.6609794323
Longitude: -97.1184539636
TAD Map: 2114-360
MAPSCO: TAR-096V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LEEDS ADDITION, THE Block 3
Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$225,679

Protest Deadline Date: 5/24/2024

Site Number: 05197880

Site Name: LEEDS ADDITION, THE-3-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,050

Percent Complete: 100%

Land Sqft^{*}: 4,960

Land Acres^{*}: 0.1138

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:

ABUSHAABAN SAAD
ABUSHAABAN NAHIDA

Primary Owner Address:

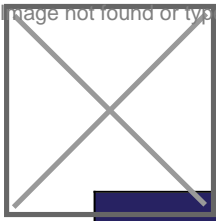
5301 CARPENTER DR
ARLINGTON, TX 76017-6222

Deed Date: 9/25/1990

Deed Volume: 0010054

Deed Page: 0002368

Instrument: 00100540002368



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAUMANN CALVIN L;BAUMANN KIM S	7/24/1985	00082520000582	0008252	0000582
PRESENTATION HOMES INC	4/22/1985	00081570002050	0008157	0002050
S & M BUILDING CORP	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	\$185,679	\$40,000	\$225,679	\$207,710
2024	\$185,679	\$40,000	\$225,679	\$188,827
2023	\$179,226	\$40,000	\$219,226	\$171,661
2022	\$158,707	\$30,000	\$188,707	\$156,055
2021	\$145,397	\$30,000	\$175,397	\$141,868
2020	\$125,865	\$30,000	\$155,865	\$128,971

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.