



**Address:** [5207 CORNVALLEY DR](#)  
**City:** ARLINGTON  
**Georeference:** 23783-6-3  
**Subdivision:** LEEDS ADDITION, THE  
**Neighborhood Code:** 1M030D

**Latitude:** 32.6618708556  
**Longitude:** -97.1206228798  
**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 6  
Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1988

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05199107

**Site Name:** LEEDS ADDITION, THE-6-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,214

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,289

**Land Acres<sup>\*</sup>:** 0.1443

**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:**

CORNVALLEY 22-5207 LLC

**Primary Owner Address:**

3225 MCLEOD DR STE 100  
LAS VEGAS, NV 89121

**Deed Date:** 3/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D22207234](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WRIGHT ALYSSA C	2/26/2013	<a href="#">D213049581</a>	0000000	0000000
DUNN CAROLYN S	8/28/2001	00151120000214	0015112	0000214
MCFARLEND BOBBIE;MCFARLEND MARK C	11/30/1988	00094550001087	0009455	0001087
BOB SPIES HOMES INC	12/7/1984	00080270000823	0008027	0000823
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 <sup>+</sup>
2025	\$170,000	\$40,000	\$210,000	\$210,000
2024	\$189,000	\$40,000	\$229,000	\$229,000
2023	\$199,210	\$40,000	\$239,210	\$239,210
2022	\$176,084	\$30,000	\$206,084	\$206,084
2021	\$161,072	\$30,000	\$191,072	\$191,072
2020	\$139,071	\$30,000	\$169,071	\$169,071

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.