



Address: [5216 WELLRIDGE DR](#)
City: ARLINGTON
Georeference: 23783-6-25
Subdivision: LEEDS ADDITION, THE
Neighborhood Code: 1M030D

Latitude: 32.6612009684
Longitude: -97.1202418697
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 25

Jurisdictions:

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

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$227,294

Protest Deadline Date: 5/24/2024

Site Number: 05199352

Site Name: LEEDS ADDITION, THE-6-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,372

Percent Complete: 100%

Land Sqft^{*}: 6,975

Land Acres^{*}: 0.1601

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:

ELASSI MOHAD

Primary Owner Address:

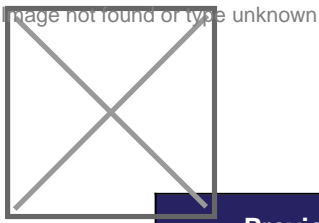
5216 WELLRIDGE DR
ARLINGTON, TX 76017-6229

Deed Date: 8/30/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207312803](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	7/1/2005	D207065539	0000000	0000000
CHASE HOME FINANCE LLC	3/1/2005	D205062124	0000000	0000000
LANFORD KENNETH	12/31/2001	00154070000068	0015407	0000068
DAHL MARCIA C	2/12/1987	00088460001017	0008846	0001017
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 ⁺
2025	\$187,294	\$40,000	\$227,294	\$153,731
2024	\$187,294	\$40,000	\$227,294	\$139,755
2023	\$181,743	\$40,000	\$221,743	\$127,050
2022	\$150,000	\$30,000	\$180,000	\$115,500
2021	\$75,000	\$30,000	\$105,000	\$105,000
2020	\$75,000	\$30,000	\$105,000	\$105,000

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.