



Address: [5208 WELLRIDGE DR](#)
City: ARLINGTON
Georeference: 23783-6-29
Subdivision: LEEDS ADDITION, THE
Neighborhood Code: 1M030D

Latitude: 32.6618276291
Longitude: -97.1203027968
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 29

Jurisdictions:

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

State Code: A

Year Built: 1989

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/24/2024

Site Number: 05199395

Site Name: LEEDS ADDITION, THE-6-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,391

Percent Complete: 100%

Land Sqft^{*}: 5,080

Land Acres^{*}: 0.1166

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:

HOANG HUNG
HOANG THANH TRAN

Primary Owner Address:

1204 NORMAN CIR
ARLINGTON, TX 76014-3461

Deed Date: 9/4/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212227745](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANK OF AMERICA NA	12/6/2011	D212005277	0000000	0000000
GUAJARDO HUGO JR	1/19/2006	D206024754	0000000	0000000
NGUYEN GIAO N;NGUYEN KHANH N	10/21/1993	00113000000933	0011300	0000933
NGUYEN TOAN NGOC ETAL	4/27/1989	00095870002153	0009587	0002153
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	\$159,400	\$40,000	\$199,400	\$199,400
2024	\$185,200	\$40,000	\$225,200	\$225,200
2023	\$209,500	\$40,000	\$249,500	\$249,500
2022	\$192,396	\$30,000	\$222,396	\$222,396
2021	\$175,896	\$30,000	\$205,896	\$205,896
2020	\$151,726	\$30,000	\$181,726	\$181,726

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.