



**Address:** [5906 TIFFANY CT](#)  
**City:** ARLINGTON  
**Georeference:** 26893-1-15  
**Subdivision:** MOSS RIDGE ADDITION  
**Neighborhood Code:** 1L070M

**Latitude:** 32.6898234613  
**Longitude:** -97.1992851781  
**TAD Map:** 2090-372  
**MAPSCO:** TAR-094G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MOSS RIDGE ADDITION Block  
1 Lot 15

**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:** 05404622  
**Site Name:** MOSS RIDGE ADDITION-1-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,502  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,940  
**Land Acres<sup>\*</sup>:** 0.2052  
**Pool:** Y

<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:**  
MCCLUNG TERRY LEE  
**Primary Owner Address:**  
5906 TIFFANY CT  
ARLINGTON, TX 76016-2781

**Deed Date:** 4/25/1989  
**Deed Volume:** 0009681  
**Deed Page:** 0000205  
**Instrument:** 00096810000205

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLUNG RICKEY;MCCLUNG TERRY	2/1/1986	00084700000313	0008470	0000313
BETHANY HOMES INC	11/2/1984	00079970000096	0007997	0000096
MOSS DEVELOPMENT CO INC	1/1/1984	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	\$359,701	\$70,000	\$429,701	\$429,701
2024	\$359,701	\$70,000	\$429,701	\$429,701
2023	\$339,521	\$70,000	\$409,521	\$394,521
2022	\$307,610	\$70,000	\$377,610	\$358,655
2021	\$277,098	\$60,000	\$337,098	\$326,050
2020	\$236,409	\$60,000	\$296,409	\$296,409

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.