



**Address:** [5902 TIFFANY CT](#)  
**City:** ARLINGTON  
**Georeference:** 26893-1-17  
**Subdivision:** MOSS RIDGE ADDITION  
**Neighborhood Code:** 1L070M

**Latitude:** 32.6898226767  
**Longitude:** -97.198801343  
**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 17

**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:** 05404649

**Site Name:** MOSS RIDGE ADDITION-1-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,697

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,066

**Land Acres<sup>\*</sup>:** 0.2081

**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:**

HANCOCK GARY L  
HANCOCK VICKIE L

**Primary Owner Address:**

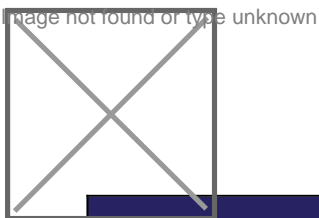
5902 TIFFANY CT  
ARLINGTON, TX 76016-2781

**Deed Date:** 9/13/1996

**Deed Volume:** 0012512

**Deed Page:** 0001972

**Instrument:** 00125120001972



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROSIN KAREN;BROSIN MICHAEL	2/23/1990	00098510001461	0009851	0001461
DUFFY MICHAEL E;DUFFY SANDRA	2/3/1987	00088290001196	0008829	0001196
LAPIS PROPERTIES INC	6/26/1985	00082250001986	0008225	0001986
STROUD ALICE SADLER;STROUD JOHN	4/24/1985	00081610000015	0008161	0000015
HERITAGE CUSTOM BLDRS INC	2/5/1985	00080820001673	0008082	0001673
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	\$378,315	\$70,000	\$448,315	\$448,315
2024	\$378,315	\$70,000	\$448,315	\$448,315
2023	\$356,726	\$70,000	\$426,726	\$408,839
2022	\$323,290	\$70,000	\$393,290	\$371,672
2021	\$290,665	\$60,000	\$350,665	\$337,884
2020	\$247,167	\$60,000	\$307,167	\$307,167

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.