



**Address:** [5402 EMERALD PARK BLVD](#)  
**City:** ARLINGTON  
**Georeference:** 12751-1-2  
**Subdivision:** EMERALD PARK ADDITION  
**Neighborhood Code:** 1M100I

**Latitude:** 32.6591131065  
**Longitude:** -97.1448895276  
**TAD Map:** 2108-360  
**MAPSCO:** TAR-096W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EMERALD PARK ADDITION  
Block 1 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$493,754

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

**Site Number:** 05458250

**Site Name:** EMERALD PARK ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,164

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,170

**Land Acres<sup>\*</sup>:** 0.1875

**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:**

VOLDAN DAVID C  
VOLDAN LAURA S

**Primary Owner Address:**

5402 EMERALD PARK BLVD  
ARLINGTON, TX 76017-4519

**Deed Date:** 4/2/1998

**Deed Volume:** 0013157

**Deed Page:** 0000508

**Instrument:** 00131570000508

| Previous Owners             | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------------------|------------|----------------|-------------|-----------|
| BUSH GERALDINE;BUSH ROYCE G | 12/23/1986 | 00087550001815 | 0008755     | 0001815   |
| BUSH GERALDINE;BUSH ROYCE   | 11/19/1986 | 00087550001815 | 0008755     | 0001815   |
| PHILLIPS DAN L              | 9/23/1986  | 00087860001367 | 0008786     | 0001367   |
| YUVONNA SMITH INC           | 7/31/1985  | 00082600000317 | 0008260     | 0000317   |
| PHILLIPS DAN                | 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 | \$423,754          | \$70,000    | \$493,754    | \$415,512                    |
| 2024 | \$423,754          | \$70,000    | \$493,754    | \$377,738                    |
| 2023 | \$381,008          | \$70,000    | \$451,008    | \$343,398                    |
| 2022 | \$375,786          | \$50,000    | \$425,786    | \$312,180                    |
| 2021 | \$288,865          | \$50,000    | \$338,865    | \$283,800                    |
| 2020 | \$208,000          | \$50,000    | \$258,000    | \$258,000                    |

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.