



Address: [5414 EMERALD PARK BLVD](#)
City: ARLINGTON
Georeference: 12751-1-5
Subdivision: EMERALD PARK ADDITION
Neighborhood Code: 1M100I

Latitude: 32.6585484898
Longitude: -97.1451480465
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 5

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 05458315

Site Name: EMERALD PARK ADDITION-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,408

Percent Complete: 100%

Land Sqft^{*}: 8,431

Land Acres^{*}: 0.1935

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:

HANES JAMES S

HANES CARA K

Primary Owner Address:

5414 EMERALD PARK BLVD
ARLINGTON, TX 76017-4519

Deed Date: 1/18/1996

Deed Volume: 0012255

Deed Page: 0001101

Instrument: 00122550001101

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOHDAN GAIL M	10/10/1994	00117670000793	0011767	0000793
ANDREWS GIGI;ANDREWS JOEL F	8/14/1985	00082760000934	0008276	0000934
BRANDON HOMES INC	10/16/1984	00079870000354	0007987	0000354
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 ⁺
2025	\$239,709	\$70,000	\$309,709	\$309,709
2024	\$300,872	\$70,000	\$370,872	\$370,872
2023	\$300,872	\$70,000	\$370,872	\$366,630
2022	\$286,357	\$50,000	\$336,357	\$333,300
2021	\$253,000	\$50,000	\$303,000	\$303,000
2020	\$228,245	\$50,000	\$278,245	\$278,245

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.