



**Address:** [5116 TRAIL DUST LN](#)  
**City:** ARLINGTON  
**Georeference:** 40095-2-5R  
**Subdivision:** STAGE WEST ADDITION  
**Neighborhood Code:** A1S010V

**Latitude:** 32.6626133899  
**Longitude:** -97.1978834977  
**TAD Map:** 2090-360  
**MAPSCO:** TAR-094U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** STAGE WEST ADDITION Block  
2 Lot 5R

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNE DALE ISD (914)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** SOUTHWEST PROPERTY TAX (00346)

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

**Site Number:** 05873509

**Site Name:** STAGE WEST ADDITION-2-5R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,098

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,538

**Land Acres<sup>\*</sup>:** 0.0812

**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:**

TX ALBA LLC

**Primary Owner Address:**

5450 ORANGE AVE  
CYPRESS, CA 90630

**Deed Date:** 3/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222062609](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIANE M PRINCE REVOCABLE TRUST	12/19/2018	<a href="#">D218279757</a>		
BAYNE RICHARD BRIAN	8/25/1999	00139950000426	0013995	0000426
TANNER MARY L;TANNER RONNIE D	9/9/1993	00112480001511	0011248	0001511
SLUSSER J MICHAEL	1/1/1985	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	\$167,075	\$20,000	\$187,075	\$187,075
2024	\$167,411	\$20,000	\$187,411	\$187,411
2023	\$152,960	\$20,000	\$172,960	\$172,960
2022	\$116,451	\$20,000	\$136,451	\$136,451
2021	\$94,557	\$20,000	\$114,557	\$114,557
2020	\$94,557	\$20,000	\$114,557	\$114,557

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.