



Address: [5304 HIDDEN TRAILS DR](#)
City: ARLINGTON
Georeference: 42439-2-5
Subdivision: TRAILS EAST ADDITION, THE
Neighborhood Code: 1L140C

Latitude: 32.6661467361
Longitude: -97.1887694376
TAD Map: 2090-360
MAPSCO: TAR-094V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRAILS EAST ADDITION, THE
Block 2 Lot 5

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$449,000

Protest Deadline Date: 5/24/2024

Site Number: 06050697

Site Name: TRAILS EAST ADDITION, THE-2-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,568

Percent Complete: 100%

Land Sqft^{*}: 7,909

Land Acres^{*}: 0.1815

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:

CLINTON ANDREW R
CLINTON HOLLY G

Primary Owner Address:

5304 HIDDEN TRAILS DR
ARLINGTON, TX 76017

Deed Date: 6/2/2015

Deed Volume:

Deed Page:

Instrument: [D215119448](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUMPTER ESTHER M;SUMPTER JACOB	5/23/2009	D209162535	0000000	0000000
SUMPTER ESTHER MONTANO	9/10/2007	D207436160	0000000	0000000
MONTANO ARTURO;MONTANO ETAL	8/3/2006	D206247377	0000000	0000000
MONTANO ARTURO;MONTANO MARIA E	9/26/2005	D205293174	0000000	0000000
QAZI MOHAMMAD	1/23/2004	D204041088	0000000	0000000
TRIWEST ENTERPRISES INC	2/28/2001	00147660000208	0014766	0000208
AVALON CUSTOM HOMES INC	1/8/1996	00122290002218	0012229	0002218
J B M DEVELOPMENT CORP	6/1/1993	00110850001946	0011085	0001946
TEXAS COMMERCE BANK	2/14/1992	00105340001955	0010534	0001955
PRUETT JAMES	1/1/1986	00097420001258	0009742	0001258

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	\$345,000	\$95,000	\$440,000	\$440,000
2024	\$354,000	\$95,000	\$449,000	\$445,379
2023	\$335,000	\$95,000	\$430,000	\$404,890
2022	\$359,382	\$95,000	\$454,382	\$368,082
2021	\$239,620	\$95,000	\$334,620	\$334,620
2020	\$243,000	\$95,000	\$338,000	\$338,000

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)

Image not found or type unknown



Tarrant Appraisal District Property Information | PDF

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.