



**Address:** [5401 LOOKOUT TR](#)  
**City:** ARLINGTON  
**Georeference:** 18200-8-4  
**Subdivision:** HIGHPOINT ADDITION  
**Neighborhood Code:** 1L100G

**Latitude:** 32.6597277381  
**Longitude:** -97.2061112823  
**TAD Map:** 2090-360  
**MAPSCO:** TAR-094X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIGHPOINT ADDITION Block 8  
Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1987

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$352,101

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

**Site Number:** 06052134

**Site Name:** HIGHPOINT ADDITION-8-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,538

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,810

**Land Acres<sup>\*</sup>:** 0.1792

**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:**

FANDRICH MICHAEL  
FANDRICH RENEE

**Primary Owner Address:**

5401 LOOKOUT TR  
ARLINGTON, TX 76017-1923

**Deed Date:** 12/5/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204307845](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANDRICH MICHAEL;FANDRICH RENEE	9/30/2004	<a href="#">D204307845</a>	0000000	0000000
SHAH BJ;SHAH NOKHTAR ELGAALD	10/7/2003	<a href="#">D203384254</a>	0000000	0000000
WEINERT VIRGINIA;WEINERT WILLIAM	12/5/1995	00121930001617	0012193	0001617
FORD PAMELA S;FORD RICHARD A	7/19/1991	00103340000303	0010334	0000303
MEREDITH JAMES T;MEREDITH RUBY G	8/31/1987	00090580001378	0009058	0001378
PULTE HOME CORPORATION OF TX	3/2/1987	00088670000716	0008867	0000716
HIGHPOINT JV	8/13/1986	00086500000362	0008650	0000362
JAMES R HARRIS CO INC	1/1/1986	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	\$297,101	\$55,000	\$352,101	\$352,101
2024	\$297,101	\$55,000	\$352,101	\$326,286
2023	\$310,636	\$55,000	\$365,636	\$296,624
2022	\$255,952	\$55,000	\$310,952	\$269,658
2021	\$195,144	\$50,000	\$245,144	\$245,144
2020	\$195,144	\$50,000	\$245,144	\$245,144

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.