



**Address:** [5220 VISTA VERDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 44668-1-10  
**Subdivision:** VILLAGE AT PALOS VERDES, THE  
**Neighborhood Code:** 1M030E

**Latitude:** 32.6619098779  
**Longitude:** -97.1297027152  
**TAD Map:** 2114-360  
**MAPSCO:** TAR-096U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAGE AT PALOS VERDES,  
THE Block 1 Lot 10

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$338,429

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

**Site Number:** 06758339

**Site Name:** VILLAGE AT PALOS VERDES, THE-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,936

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,901

**Land Acres<sup>\*</sup>:** 0.1354

**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:**

NGUYEN THIN VAN

**Primary Owner Address:**

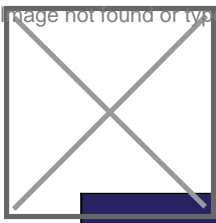
5220 VISTA VERDE DR  
ARLINGTON, TX 76017-1769

**Deed Date:** 8/31/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204282098](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONAL MORTGAGE ASSN	6/1/2004	<a href="#">D204171289</a>	0000000	0000000
NGUYEN MICHAEL Q EST	10/21/2002	00160820000377	0016082	0000377
NGUYEN TAM C & NGUYEN KHANH P	9/18/2001	00151570000398	0015157	0000398
NGUYEN PHUNG B;NGUYEN TAM	1/31/2000	00142030000385	0014203	0000385
MASKREY LYND A C	12/6/1996	00126070002374	0012607	0002374
PULTE HOME CORP OF TEXAS	6/12/1996	00124070000739	0012407	0000739
ARLINGTON-P V JV	1/1/1994	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	\$283,429	\$55,000	\$338,429	\$300,339
2024	\$283,429	\$55,000	\$338,429	\$273,035
2023	\$304,945	\$55,000	\$359,945	\$248,214
2022	\$253,906	\$45,000	\$298,906	\$225,649
2021	\$195,401	\$45,000	\$240,401	\$205,135
2020	\$141,486	\$45,000	\$186,486	\$186,486

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.