



Address: [5804 CLARION TR](#)
City: ARLINGTON
Georeference: 34985-20R-7
Subdivision: ROLLING ACRES ADDITION
Neighborhood Code: 1L100Q

Latitude: 32.6508789167
Longitude: -97.197790304
TAD Map: 2090-356
MAPSCO: TAR-108C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROLLING ACRES ADDITION
Block 20R Lot 7

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: 1996

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$278,443

Protest Deadline Date: 5/24/2024

Site Number: 06860923

Site Name: ROLLING ACRES ADDITION-20R-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,484

Percent Complete: 100%

Land Sqft^{*}: 5,009

Land Acres^{*}: 0.1149

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:

CRAWFORD JOSHUA

Primary Owner Address:

5804 CLARION TRL
ARLINGTON, TX 76017

Deed Date: 6/20/2019

Deed Volume:

Deed Page:

Instrument: [D219174873](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAWFORD JOSHUA;CRAWFORD LETICIA	12/14/2006	D207010782	0000000	0000000
EASTHAM CRYSTAL;EASTHAM PHILIPP	9/16/2002	00159930000194	0015993	0000194
STEVENS LOIS A	7/19/1996	00124510001074	0012451	0001074
CHOICE HOMES-TEXAS INC	5/2/1996	00123520001542	0012352	0001542
M R DEVELOPMENT INC	1/1/1995	000000000000000	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	\$223,443	\$55,000	\$278,443	\$278,443
2024	\$223,443	\$55,000	\$278,443	\$277,222
2023	\$238,268	\$45,000	\$283,268	\$252,020
2022	\$196,560	\$45,000	\$241,560	\$229,109
2021	\$168,281	\$40,000	\$208,281	\$208,281
2020	\$151,317	\$40,000	\$191,317	\$191,317

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)
- DISABLED VET 70 to 99 PCT 11.22

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.