



Address: [5700 VANDALIA TR](#)
City: ARLINGTON
Georeference: 34985-22R-24
Subdivision: ROLLING ACRES ADDITION
Neighborhood Code: 1L100Q

Latitude: 32.6504542234
Longitude: -97.1968001826
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 22R Lot 24

Jurisdictions:

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

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$274,865

Protest Deadline Date: 5/24/2024

Site Number: 06861547

Site Name: ROLLING ACRES ADDITION-22R-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,444

Percent Complete: 100%

Land Sqft^{*}: 6,926

Land Acres^{*}: 0.1589

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:

DUNCAN LOIS M

Primary Owner Address:

5700 VANDALIA TR
ARLINGTON, TX 76017-1968

Deed Date: 3/27/2023

Deed Volume:

Deed Page:

Instrument: [D223092937](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNCAN EDWARD;DUNCAN LOIS M	5/21/2008	D208196036	0000000	0000000
ROGERS RODNEY DEAN	8/15/2000	00144890000059	0014489	0000059
ROSALEZ ARTHUR M JR	11/2/1998	00135000000258	0013500	0000258
ROSALEZ ARTHUR JR;ROSALEZ V C	8/26/1996	00124960001772	0012496	0001772
CHOICE HOMES TEXAS INC	4/11/1996	00123280002206	0012328	0002206
M R DEVELOPMENT INC	1/1/1995	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 ⁺
2025	\$219,865	\$55,000	\$274,865	\$274,865
2024	\$219,865	\$55,000	\$274,865	\$273,657
2023	\$234,450	\$45,000	\$279,450	\$248,779
2022	\$193,420	\$45,000	\$238,420	\$226,163
2021	\$165,603	\$40,000	\$205,603	\$205,603
2020	\$148,915	\$40,000	\$188,915	\$188,915

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.