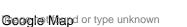
07-16-2025

# Tarrant Appraisal District Property Information | PDF Account Number: 07759673

### Address: 5503 MANASSAS DR

LOCATION

City: ARLINGTON Georeference: 32124-1-101 Subdivision: PENNSYLVANIA GARDENS ADDITION Neighborhood Code: 1L100R Latitude: 32.6582554523 Longitude: -97.2119219511 TAD Map: 2084-360 MAPSCO: TAR-094X



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

## PROPERTY DATA

Legal Description: PENNSYLVANIA GARDEN ADDITION Block 1 Lot 101	IS			
Jurisdictions: CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KENNEDALE ISD (914)	Site Number: 07759673 Site Name: PENNSYLVANIA GARDENS ADDITION-1-101 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size <sup>+++</sup> : 2,945			
State Code: A	Percent Complete: 100%			
Year Built: 2002	Land Sqft*: 7,800			
Personal Property Account: N/A	Land Acres <sup>*</sup> : 0.1790			
Agent: ROBERT OLA COMPANY LLC dba OLA <b>ନ</b> ର୍ଡ୍ୟ:( <b>ର</b> 0955) Protest Deadline Date: 5/24/2024				

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

### Current Owner: PRADHAN UMESH K PRADHAN SUNITA S

Primary Owner Address: 1701 SYCAMORE PEAK TRL ARLINGTON, TX 76005 Deed Date: 4/4/2003 Deed Volume: 0016606 Deed Page: 0000263 Instrument: 00166060000263

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	9/12/2002	00160020000379	0016002	0000379
FYJIA LP	1/1/2001	000000000000000000000000000000000000000	000000	0000000



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$301,295	\$75,000	\$376,295	\$376,295
2024	\$301,295	\$75,000	\$376,295	\$376,295
2023	\$320,000	\$65,000	\$385,000	\$385,000
2022	\$239,103	\$65,000	\$304,103	\$304,103
2021	\$240,244	\$60,000	\$300,244	\$300,244
2020	\$241,386	\$60,000	\$301,386	\$301,386

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**

There are no exemptions for this property

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.