



Address: [5805 WESTER WAY DR](#)
City: ARLINGTON
Georeference: 1851-1-31
Subdivision: BAY LAKES NORTH ADDITION
Neighborhood Code: 1L070H

Latitude: 32.7108304411
Longitude: -97.1949698577
TAD Map: 2090-376
MAPSCO: TAR-080Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BAY LAKES NORTH ADDITION
Block 1 Lot 31

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$507,098

Protest Deadline Date: 5/24/2024

Site Number: 07826397

Site Name: BAY LAKES NORTH ADDITION-1-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,529

Percent Complete: 100%

Land Sqft^{*}: 8,973

Land Acres^{*}: 0.2060

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:

NEMATI AHMAD

Primary Owner Address:

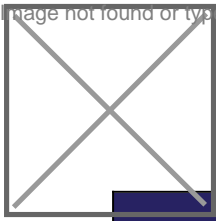
5805 WESTER WAY DR
ARLINGTON, TX 76013-5255

Deed Date: 4/9/2007

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D207130478](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TESFAYE GIRMA	7/26/2002	00158570000094	0015857	0000094
FIRST TEXAS HOMES INC	8/20/2001	00151240000359	0015124	0000359
MARINA BAY DEVELOPMENT CORP	1/1/2001	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	\$365,998	\$95,000	\$460,998	\$460,998
2024	\$412,098	\$95,000	\$507,098	\$430,458
2023	\$434,615	\$95,000	\$529,615	\$391,325
2022	\$345,000	\$95,000	\$440,000	\$355,750
2021	\$248,409	\$75,000	\$323,409	\$323,409
2020	\$249,588	\$75,000	\$324,588	\$324,588

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.