



**Address:** [5802 WESTER WAY DR](#)  
**City:** ARLINGTON  
**Georeference:** 1851-1-35  
**Subdivision:** BAY LAKES NORTH ADDITION  
**Neighborhood Code:** 1L070H

**Latitude:** 32.710564173  
**Longitude:** -97.1947771068  
**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 35

**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:** None

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

**Notice Value:** \$570,327

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

**Site Number:** 07826435

**Site Name:** BAY LAKES NORTH ADDITION-1-35

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,923

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,452

**Land Acres<sup>\*</sup>:** 0.2170

**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:**

GUZMAN VERONICA  
GUZMAN JOSE

**Primary Owner Address:**

5802 WESTER WAY DR  
ARLINGTON, TX 76013

**Deed Date:** 4/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224068940](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANTRELL SARAH;CANTRELL STEPHEN W	5/16/2011	<a href="#">D211120628</a>	0000000	0000000
BLACK ALICE J;BLACK JAMES E	8/19/2002	00159020000236	0015902	0000236
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 <sup>+</sup>
2025	\$420,000	\$95,000	\$515,000	\$515,000
2024	\$475,327	\$95,000	\$570,327	\$462,195
2023	\$477,618	\$95,000	\$572,618	\$420,177
2022	\$410,259	\$95,000	\$505,259	\$381,979
2021	\$272,254	\$75,000	\$347,254	\$347,254
2020	\$273,547	\$75,000	\$348,547	\$348,547

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.