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Address: [5706 SWAN LAKE DR](#)
City: ARLINGTON
Georeference: 39420-S-14
Subdivision: SOUTH HAMPTON ADDITION
Neighborhood Code: 1M030B

Latitude: 32.6530017411
Longitude: -97.1320767558
TAD Map: 2108-356
MAPSCO: TAR-096X



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

PROPERTY DATA

Legal Description: SOUTH HAMPTON ADDITION
Block S Lot 14

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$305,506

Protest Deadline Date: 5/24/2024

Site Number: 40137201

Site Name: SOUTH HAMPTON ADDITION-S-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,868

Percent Complete: 100%

Land Sqft^{*}: 7,237

Land Acres^{*}: 0.1661

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:

BUSTAMANTE JOHN
BUSTAMANTE APRIL E

Primary Owner Address:

5706 SWAN LAKE DR
ARLINGTON, TX 76017-6588

Deed Date: 5/15/2003

Deed Volume: 0016793

Deed Page: 0000018

Instrument: 00167930000018

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX HOMES INC	1/1/2002	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	\$250,506	\$55,000	\$305,506	\$305,506
2024	\$250,506	\$55,000	\$305,506	\$295,783
2023	\$256,817	\$55,000	\$311,817	\$268,894
2022	\$211,838	\$40,000	\$251,838	\$244,449
2021	\$186,021	\$40,000	\$226,021	\$222,226
2020	\$162,024	\$40,000	\$202,024	\$202,024

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.