



**Address:** [5421 BIG FORK RD](#)  
**City:** FORT WORTH  
**Georeference:** 23114-1-1A  
**Subdivision:** LAKE ARL RANCH MH PARK  
**Neighborhood Code:** 220-MHImpOnly

**Latitude:** 32.6869256928  
**Longitude:** -97.237217134  
**TAD Map:** 2078-368  
**MAPSCO:** TAR-093G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE ARL RANCH MH PARK  
PAD 190 1998 OAKWOOD 28 X 48 LB#  
GEO1108670 DESTINY

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** M1

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40436292

**Site Name:** LAKE ARL RANCH MH PARK-190-80

**Site Class:** M1 - Residential - Mobile Home Imp-Only

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,344

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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:**

CHINOOK MHP TEXAS, LLC DBA LAKE ARLINGTON RANCH

**Primary Owner Address:**

5137 BIG FORK RD  
FORT WORTH, TX 76119

**Deed Date:** 12/31/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** MH00616665-1



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHINOOK MHP TEXAS, LLC DBA LAKE ARLINGTON RANCH	8/1/2016	MH00616665		
CHINOOK MHP TEXAS, LLC DBA LAKE ARLINGTON RANCH	8/1/2016	MH00616665		
TAYLOR;TAYLOR JOY	12/30/2013	00000000000000	0000000	0000000
LAKE ARLINGTON RANCH	1/1/2004	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	\$12,848	\$0	\$12,848	\$12,848
2024	\$12,848	\$0	\$12,848	\$12,848
2023	\$13,361	\$0	\$13,361	\$13,361
2022	\$13,875	\$0	\$13,875	\$13,875
2021	\$14,389	\$0	\$14,389	\$14,389
2020	\$14,903	\$0	\$14,903	\$14,903

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.