



**Address:** [5416 JASON DR](#)  
**City:** ARLINGTON  
**Georeference:** 32055-1-2  
**Subdivision:** PELHAM MANOR  
**Neighborhood Code:** 1L040P

**Latitude:** 32.6837779029  
**Longitude:** -97.1909047618  
**TAD Map:** 2090-368  
**MAPSCO:** TAR-094M



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

## PROPERTY DATA

**Legal Description:** PELHAM MANOR Block 1 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02185172

**Site Name:** PELHAM MANOR-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,486

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,320

**Land Acres<sup>\*</sup>:** 0.1680

**Pool:** Y

<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:**

NGUYEN VAN

**Primary Owner Address:**

5416 JASON DR  
ARLINGTON, TX 76016

**Deed Date:** 7/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224118375](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POLLOCK BETTY M	2/24/2022	142-22-043315		
POLLOCK WILLIAM C EST	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$239,674	\$56,320	\$295,994	\$259,186
2023	\$252,190	\$40,000	\$292,190	\$235,624
2022	\$232,201	\$40,000	\$272,201	\$214,204
2021	\$154,731	\$40,000	\$194,731	\$194,731
2020	\$155,916	\$40,000	\$195,916	\$179,573

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.