Account Number: 02785846

Address: 5617 KINDLING CT

City: ARLINGTON

LOCATION

Georeference: 39170-D-22

**Subdivision: SMOKERISE ADDITION** 

Neighborhood Code: 1L070Y

**Latitude:** 32.703525635 **Longitude:** -97.1933959936

**TAD Map:** 2090-376 **MAPSCO:** TAR-080Z





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

## PROPERTY DATA

Legal Description: SMOKERISE ADDITION Block D

Lot 22

Jurisdictions:

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

ARLINGTON ISD (901)

State Code: A Year Built: 1976

Personal Property Account: N/A

Agent: None +++ Rounded.

Site Number: 02785846

**Site Name:** SMOKERISE ADDITION-D-22 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,678
Percent Complete: 100%

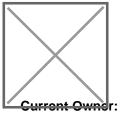
Land Sqft\*: 4,788 Land Acres\*: 0.1099

Pool: Y

## **OWNER INFORMATION**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



PRIEST MARTIN
PRIEST DIANNE

**Primary Owner Address:** 5617 KINDLING CT

ARLINGTON, TX 76016-1173

Deed Date: 7/11/2002 Deed Volume: 0015830 Deed Page: 0000291

Instrument: 00158300000291

| Previous Owners      | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------|------------|----------------|-------------|-----------|
| KEPLER MARY BETH     | 11/2/2001  | 00152420000192 | 0015242     | 0000192   |
| HARRIS CAREY DEWAYNE | 12/3/1996  | 00126030000572 | 0012603     | 0000572   |
| SCHWARTZ SHELDON     | 11/19/1996 | 00126030000567 | 0012603     | 0000567   |
| WRIGHT DANIEL T ETAL | 7/1/1982   | 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 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$252,883          | \$38,304    | \$291,187    | \$278,237        |
| 2023 | \$234,076          | \$50,000    | \$284,076    | \$252,943        |
| 2022 | \$213,413          | \$50,000    | \$263,413    | \$229,948        |
| 2021 | \$191,783          | \$45,000    | \$236,783    | \$209,044        |
| 2020 | \$171,178          | \$45,000    | \$216,178    | \$190,040        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.