



**Address:** [5804 CLARION TR](#)  
**City:** ARLINGTON  
**Georeference:** 34985-20R-7  
**Subdivision:** ROLLING ACRES ADDITION  
**Neighborhood Code:** 1L100Q

**Latitude:** 32.6508789167  
**Longitude:** -97.197790304  
**TAD Map:** 2090-356  
**MAPSCO:** TAR-108C



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

## PROPERTY DATA

**Legal Description:** ROLLING ACRES ADDITION  
Block 20R Lot 7

**Jurisdictions:**

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KENNEDALE ISD (914)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06860923

**Site Name:** ROLLING ACRES ADDITION-20R-7

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

**Parcels:** 1

**Approximate Size+++:** 1,484

**Percent Complete:** 100%

**Land Sqft\*:** 5,009

**Land Acres\*:** 0.1149

**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:**  
CRAWFORD JOSHUA  
**Primary Owner Address:**  
5804 CLARION TRL  
ARLINGTON, TX 76017

**Deed Date:** 6/20/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219174873](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAWFORD JOSHUA;CRAWFORD LETICIA	12/14/2006	<a href="#">D207010782</a>	0000000	0000000
EASTHAM CRYSTAL;EASTHAM PHILIPP	9/16/2002	00159930000194	0015993	0000194
STEVENS LOIS A	7/19/1996	00124510001074	0012451	0001074
CHOICE HOMES-TEXAS INC	5/2/1996	00123520001542	0012352	0001542
M R DEVELOPMENT INC	1/1/1995	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	\$223,443	\$55,000	\$278,443	\$277,222
2023	\$238,268	\$45,000	\$283,268	\$252,020
2022	\$196,560	\$45,000	\$241,560	\$229,109
2021	\$168,281	\$40,000	\$208,281	\$208,281
2020	\$151,317	\$40,000	\$191,317	\$191,317

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)
- DISABLED VET 70 to 99 PCT 11.22

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.