

Tarrant Appraisal District Property Information | PDF Account Number: 40137082

Address: 5604 SWAN LAKE DR

City: ARLINGTON Georeference: 39420-S-3 Subdivision: SOUTH HAMPTON ADDITION Neighborhood Code: 1M030B Latitude: 32.6548166648 Longitude: -97.1320581053 TAD Map: 2108-356 MAPSCO: TAR-096X





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

PROPERTY DATA

Legal Description: SOUTH HAMPTON ADDITION Block S Lot 3

Jurisdictions:

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

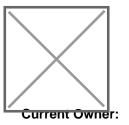
State Code: A

Year Built: 2003 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40137082 Site Name: SOUTH HAMPTON ADDITION-S-3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,180 Percent Complete: 100% Land Sqft*: 7,412 Land Acres*: 0.1701 Pool: N

+++ Rounded

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

OWNER INFORMATION



Tarrant Appraisal District Property Information | PDF

CHAVEZ SEBASTIAN CHAVEZ JULIA

Primary Owner Address: 5604 SWAN LAKE DR ARLINGTON, TX 76017 Deed Date: 1/13/2005 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D205022834

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVEZ ISRAEL;CHAVEZ SEBASTIAN	6/19/2003	00168570000103	0016857	0000103
CENTEX HOMES INC	1/1/2002	000000000000000000000000000000000000000	000000	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	\$267,771	\$55,000	\$322,771	\$311,680
2023	\$274,535	\$55,000	\$329,535	\$283,345
2022	\$226,302	\$40,000	\$266,302	\$257,586
2021	\$198,616	\$40,000	\$238,616	\$234,169
2020	\$172,881	\$40,000	\$212,881	\$212,881

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.