

Account Number: 42566591



Address: 5412 WINGED FOOT DR

City: ARLINGTON

Georeference: 32942Q-3-6

Subdivision: PRESERVE ON KELLY ELLIOTT, THE

Neighborhood Code: A1A020S

Latitude: 32.659411278 Longitude: -97.1743735797 TAD Map: 2096-360

MAPSCO: TAR-095X





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

PROPERTY DATA

Legal Description: PRESERVE ON KELLY

ELLIOTT, THE Block 3 Lot 6

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 2021

Personal Property Account: N/A

Agent: REFUND ADVISORY CORP (00913)

+++ Rounded.

Site Number: 800046742

Site Name: PRESERVE ON KELLY ELLIOTT, THE 36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,254
Percent Complete: 100%

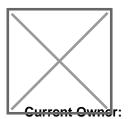
Land Sqft*: 3,370 **Land Acres*:** 0.0770

Pool: N

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

OWNER INFORMATION

03-13-2025 Page 1



BROWN DANIELLE SIMONE **Primary Owner Address:** 5412 WINGED FOOT DR ARLINGTON, TX 76017 **Deed Date:** 9/16/2022

Deed Volume: Deed Page:

Instrument: D222229360

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|------------|-------------|-----------|
| PURCHASING FUND 2020-1 LLC | 7/21/2022 | D222184389 | | |
| MIRZA MOHAMMAD FARHAN | 5/20/2022 | D222133150 | | |
| JHH SFA COMMUNITIES LLC | 3/10/2021 | D221067109 | | |

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 | \$317,972 | \$75,000 | \$392,972 | \$392,972 |
| 2023 | \$310,724 | \$75,000 | \$385,724 | \$385,724 |
| 2022 | \$107,177 | \$75,000 | \$182,177 | \$182,177 |
| 2021 | \$0 | \$20,000 | \$20,000 | \$20,000 |
| 2020 | \$0 | \$20,000 | \$20,000 | \$20,000 |

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

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.

03-13-2025 Page 2

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