



## LOCATION

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**Address:** [5608 TRAILS EDGE DR](#)

**City:** ARLINGTON

**Georeference:** 31250-4-31

**Subdivision:** OVERLAND STAGE ESTATES

**Neighborhood Code:** 1L140B

**Latitude:** 32.6674955429

**Longitude:** -97.1912707352

**TAD Map:** 2090-364

**MAPSCO:** TAR-094V



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** OVERLAND STAGE ESTATES

Block 4 Lot 31

**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:** 02082284

**Site Name:** OVERLAND STAGE ESTATES-4-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,870

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,888

**Land Acres<sup>\*</sup>:** 0.0892

**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

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**Current Owner:**

HOWARD FRASER JOHN

**Primary Owner Address:**

5608 TRAILS EDGE DR  
ARLINGTON, TX 76017

**Deed Date:** 9/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221292521](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENACHE ANN;HOWARD FRASER	9/28/2012	<a href="#">D212245748</a>	0000000	0000000
BRANDS CHRISTOPHER J	5/16/2003	00167420000253	0016742	0000253
EDWARDS BRYCE T	9/11/1998	00134260000269	0013426	0000269
LOBBAN KEVIN B;LOBBAN MARY M	2/3/1992	00105300000198	0010530	0000198
RUDERER JAS R JR;RUDERER LEE ANN	12/23/1983	00076980001824	0007698	0001824
POWERS CONSTRUCTION CO INC	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	\$292,411	\$55,000	\$347,411	\$347,411
2023	\$294,780	\$50,000	\$344,780	\$318,140
2022	\$265,240	\$50,000	\$315,240	\$289,218
2021	\$229,550	\$40,000	\$269,550	\$262,925
2020	\$199,023	\$40,000	\$239,023	\$239,023

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.