



LOCATION

Address: [5804 TRAIL CREST DR](#)
City: ARLINGTON
Georeference: 31255-4-3
Subdivision: OVERLAND WEST
Neighborhood Code: 1L140A

Latitude: 32.6677002652
Longitude: -97.1968603332
TAD Map: 2090-364
MAPSCO: TAR-094U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERLAND WEST Block 4 Lot 3

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: 02092131

Site Name: OVERLAND WEST-4-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,795

Percent Complete: 100%

Land Sqft^{*}: 6,825

Land Acres^{*}: 0.1566

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:

NAKAYAMA SHINJI

Primary Owner Address:

5050 QUORUM DR STE 225
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC
DALLAS, TX 75254

Deed Date: 12/17/2018

Deed Volume:

Deed Page:

Instrument: [D218283374](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	10/26/2018	D218248939		
PUGLIESE BRYANT	6/8/2017	D217130234		
CASTILLO ELENA;CASTILLO ROBINSON	4/3/2006	D206108337	0000000	0000000
CASSADY CHERYL;CASSADY MICHAEL E	9/5/1995	00120970001323	0012097	0001323
WILKIN IRAI;WILKIN NORMAN F JR	12/31/1900	00066170000294	0006617	0000294

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	\$247,000	\$55,000	\$302,000	\$302,000
2023	\$262,050	\$45,000	\$307,050	\$307,050
2022	\$205,000	\$45,000	\$250,000	\$250,000
2021	\$157,200	\$45,000	\$202,200	\$202,200
2020	\$151,250	\$45,000	\$196,250	\$196,250

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

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.