



LOCATION

Address: [5406 CERAN DR](#)
City: ARLINGTON
Georeference: 32460-E-7
Subdivision: PINERIDGE ESTATES
Neighborhood Code: 1L070V

Latitude: 32.687106931
Longitude: -97.1898495728
TAD Map: 2090-368
MAPSCO: TAR-094H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PINERIDGE ESTATES Block E
Lot 7

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: 02208652

Site Name: PINERIDGE ESTATES-E-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,532

Percent Complete: 100%

Land Sqft^{*}: 8,280

Land Acres^{*}: 0.1900

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SMITH CHAD LEWIS

Primary Owner Address:

5406 CERAN DR
ARLINGTON, TX 76016-2821

Deed Date: 2/4/1999

Deed Volume: 0013864

Deed Page: 0000406

Instrument: 00138640000406

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH CHAD L;SMITH LINDA M	12/2/1993	00113610001636	0011361	0001636
MOORE LANNIE D	1/1/1982	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$249,077	\$57,280	\$306,357	\$250,723
2023	\$251,069	\$50,000	\$301,069	\$227,930
2022	\$193,475	\$50,000	\$243,475	\$207,209
2021	\$179,456	\$45,000	\$224,456	\$188,372
2020	\$155,844	\$45,000	\$200,844	\$171,247

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.