



LOCATION

Address: [5709 CHAMPION CT](#)
City: ARLINGTON
Georeference: 20780H-2-13
Subdivision: HUNTER BEND ADDITION
Neighborhood Code: 1L130B

Latitude: 32.6513620788
Longitude: -97.1572168415
TAD Map: 2102-356
MAPSCO: TAR-109D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HUNTER BEND ADDITION
Block 2 Lot 13

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06627374
Site Name: HUNTER BEND ADDITION-2-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,710
Percent Complete: 100%
Land Sqft^{*}: 8,276
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:

BLAIR DAVID E
BLAIR CINDY A

Primary Owner Address:

5709 CHAMPION CT
ARLINGTON, TX 76017-4213

Deed Date: 6/26/1998
Deed Volume: 0013293
Deed Page: 0000046
Instrument: 00132930000046

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHBAUGH BARBARA;ASHBAUGH JAMES L	7/19/1994	00116650000431	0011665	0000431
WEEKLEY HOMES INC	1/25/1994	00114320000846	0011432	0000846
NATHAN A WATSON CO	1/1/1993	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	\$384,026	\$75,000	\$459,026	\$450,903
2023	\$392,928	\$65,000	\$457,928	\$409,912
2022	\$363,817	\$65,000	\$428,817	\$372,647
2021	\$336,511	\$25,000	\$361,511	\$338,770
2020	\$282,973	\$25,000	\$307,973	\$307,973

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.