

## LOCATION

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**Address:** [5616 RACHEL CT](#)

**City:** ARLINGTON

**Georeference:** 20780H-4-4

**Subdivision:** HUNTER BEND ADDITION

**Neighborhood Code:** 1L130B

**Latitude:** 32.6537717968

**Longitude:** -97.1599728494

**TAD Map:** 2102-356

**MAPSCO:** TAR-095Y



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:** HUNTER BEND ADDITION

Block 4 Lot 4

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06729193

**Site Name:** HUNTER BEND ADDITION-4-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,369

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,712

**Land Acres<sup>\*</sup>:** 0.2000

**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:**

BLACK CARA

BLACK RODNEY

**Primary Owner Address:**

5616 RACHEL CT

ARLINGTON, TX 76017

**Deed Date:** 4/12/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224065236](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	9/10/2023	<a href="#">D223163777</a>		
BARROWS CHRISTINA M	6/2/2014	<a href="#">D214115252</a>	0000000	0000000
CONNER CRAIG A	4/4/2008	<a href="#">D208128196</a>	0000000	0000000
GARMENDIA ANTONIO	4/27/2006	<a href="#">D206137302</a>	0000000	0000000
LYNCH DRU ELLEN;LYNCH THOMAS S	7/20/1995	00120370001969	0012037	0001969
WEEKLEY HOMES INC	11/3/1994	00117890000912	0011789	0000912
NATHAN A WATSON CO	1/1/1994	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	\$371,678	\$75,000	\$446,678	\$446,678
2023	\$379,311	\$65,000	\$444,311	\$377,554
2022	\$335,979	\$65,000	\$400,979	\$343,231
2021	\$323,371	\$25,000	\$348,371	\$312,028
2020	\$258,662	\$25,000	\$283,662	\$283,662

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.