



**Address:** [610 W SANFORD ST](#)  
**City:** ARLINGTON  
**Georeference:** 24480--B  
**Subdivision:** LUTTRELL, JAMES SUBDIVISION  
**Neighborhood Code:** M1A02A

**Latitude:** 32.742654982  
**Longitude:** -97.1135094023  
**TAD Map:** 2114-388  
**MAPSCO:** TAR-083E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LUTTRELL, JAMES  
SUBDIVISION Lot B LESS W 10'

**Jurisdictions:**

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

**State Code:** B

**Year Built:** 1954

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01619322

**Site Name:** LUTTRELL, JAMES SUBDIVISION-B

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,170

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,286

**Land Acres<sup>\*</sup>:** 0.1213

**Pool:** N

<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

**Current Owner:**

EPICRENTALHOMES.COM LLC

**Primary Owner Address:**

4313 CLAYTON RD W  
FORT WORTH, TX 76116

**Deed Date:** 6/16/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223107537](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TIMMYBUYSHOUSES.COM LLC	8/12/2022	<a href="#">D222204836</a>		
DOVER CHERYL A;DOVER RENNIE WILLIAM;DOVER SEAN OR RILEY TRUST	9/26/2018	<a href="#">D218259749-CWD</a>		
SILVERSAGE LTD	2/11/2008	<a href="#">D208064703</a>	0000000	0000000
AURORA LOAN SERVICES LLC	3/6/2007	<a href="#">D207085500</a>	0000000	0000000
YESHEWAS;YESHEWAS MIHRET	8/17/2005	<a href="#">D205251206</a>	0000000	0000000
ROCHIN DIANA M;ROCHIN SERGIO M	10/14/1999	00154360000141	0015436	0000141
FEDERAL NATIONAL MTG CORP	3/2/1999	00136980000286	0013698	0000286
NICHOLS DAVID R;NICHOLS SIAN-L	7/17/1996	00124440001039	0012444	0001039
NUGENT DAVID SR	11/28/1995	00121960000295	0012196	0000295
NUGENT C DAVID;NUGENT MARY V	12/31/1991	00105290001997	0010529	0001997
NUGENT DAVID	3/12/1986	00084830001705	0008483	0001705
JAMES LUTTRELL	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*
2025	\$189,370	\$21,144	\$210,514	\$210,514
2024	\$219,609	\$21,144	\$240,753	\$240,753
2023	\$215,100	\$21,144	\$236,244	\$236,244
2022	\$81,082	\$21,144	\$102,226	\$102,226
2021	\$62,306	\$21,144	\$83,450	\$83,450
2020	\$53,363	\$7,929	\$61,292	\$61,292

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

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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.