



**Address:** [7525 HAMLET AVE](#)  
**City:** ARLINGTON  
**Georeference:** A1612-4GG  
**Subdivision:** WARNELL, WM W SURVEY  
**Neighborhood Code:** 1M010A

**Latitude:** 32.6232258301  
**Longitude:** -97.1449079604  
**TAD Map:** 2108-348  
**MAPSCO:** TAR-110N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WARNELL, WM W SURVEY  
Abstract 1612 Tract 4GG

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX PROTEST (00795)

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

**Site Number:** 04242904

**Site Name:** WARNELL, WM W SURVEY-4GG

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 87,120

**Land Acres<sup>\*</sup>:** 2.0000

**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:**

TRINH VINH

DAO YEN

**Primary Owner Address:**

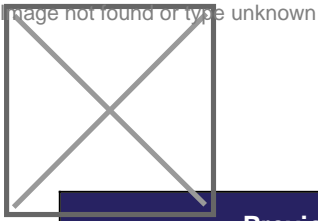
7608 ALBANY LN  
ARLINGTON, TX 76002

**Deed Date:** 4/8/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216074926](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MACUMBER JUSTIN R;MACUMBER KRISTA	12/28/2011	<a href="#">D212002344</a>	0000000	0000000
RGA INC	11/8/2006	<a href="#">D206356292</a>	0000000	0000000
GARZA ADELA G ET AL	10/31/2001	00152430000171	0015243	0000171
TOMANEK REBECCA A	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 <sup>+</sup>
2025	\$0	\$110,288	\$110,288	\$110,288
2024	\$0	\$110,288	\$110,288	\$110,288
2023	\$0	\$115,870	\$115,870	\$115,870
2022	\$0	\$85,000	\$85,000	\$85,000
2021	\$0	\$85,000	\$85,000	\$85,000
2020	\$0	\$85,000	\$85,000	\$85,000

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.