

Tarrant Appraisal District

Property Information | PDF

Account Number: 04335643

Address: 5318 YAUPON DR

City: ARLINGTON

Georeference: 13510-21-10

Subdivision: FAIRFIELD ADDITION

Neighborhood Code: 1S020C

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

PROPERTY DATA

Legal Description: FAIRFIELD ADDITION Block 21

Lot 10

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 1983

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04335643

Latitude: 32.6581618322

TAD Map: 2120-360 **MAPSCO:** TAR-097W

Longitude: -97.1072077904

Site Name: FAIRFIELD ADDITION-21-10 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,371
Percent Complete: 100%

Land Sqft*: 9,283 Land Acres*: 0.2131

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

PHAN VAN T K MA THANH T

Primary Owner Address:

2908 SHIRES DR MANSFIELD, TX 76084 **Deed Date: 12/28/2015**

Deed Volume: Deed Page:

Instrument: D215289410

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



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|------------|----------------|----------------|--------------|
| NORMA M JONES & ALBERT S JONES LIV TRUST | 3/12/2015 | d215070802 | | |
| JONES ALBERT S | 11/14/2006 | D206359537 | 0000000 | 0000000 |
| SECRETARY OF HUD | 7/11/2006 | D206245798 | 0000000 | 0000000 |
| WASHINGTON MUTUAL BANK FA | 7/4/2006 | D206206538 | 0000000 | 0000000 |
| TREVINO SHERIAN ANN | 5/20/2003 | 00167550000179 | 0016755 | 0000179 |
| BARNES KENNETH W JR | 1/23/2003 | 00163450000448 | 0016345 | 0000448 |
| SIZEMORE DAVID G;SIZEMORE WENDY N | 7/11/1994 | 00116550001186 | 0011655 | 0001186 |
| THOMSON JOHN A;THOMSON JONI | 1/31/1992 | 00105190000490 | 0010519 | 0000490 |
| LARECY KAREN JEAN | 8/6/1987 | 00090420000960 | 0009042 | 0000960 |
| LARCEY CHARLES F;LARCEY KAREN J | 9/7/1983 | 00076090000604 | 0007609 | 0000604 |
| I-20 ARLINGTON DEV | 12/31/1900 | 00000000000000 | 0000000 | 0000000 |

VALUES

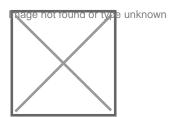
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$196,453 | \$83,547 | \$280,000 | \$280,000 |
| 2024 | \$196,453 | \$83,547 | \$280,000 | \$280,000 |
| 2023 | \$262,713 | \$40,000 | \$302,713 | \$302,713 |
| 2022 | \$197,087 | \$40,000 | \$237,087 | \$237,087 |
| 2021 | \$184,169 | \$40,000 | \$224,169 | \$224,169 |
| 2020 | \$144,583 | \$40,000 | \$184,583 | \$184,583 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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⁺ 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.

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