



Address: [5618 RUMFORD TR](#)
City: ARLINGTON
Georeference: 39420-T-10
Subdivision: SOUTH HAMPTON ADDITION
Neighborhood Code: 1M030B

Latitude: 32.6537442853
Longitude: -97.1308882629
TAD Map: 2108-356
MAPSCO: TAR-096Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH HAMPTON ADDITION
Block T Lot 10

Jurisdictions:

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

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$378,177

Protest Deadline Date: 5/15/2025

Site Number: 40137430

Site Name: SOUTH HAMPTON ADDITION-T-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,888

Percent Complete: 100%

Land Sqft^{*}: 10,080

Land Acres^{*}: 0.2314

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

YANCY ERNEST
YANCY PAULINE

Primary Owner Address:

5618 RUMFORD TR
ARLINGTON, TX 76017-6580

Deed Date: 7/9/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213184812](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANTY CO 5618 RUMFORD TR	11/19/2007	D208239357	0000000	0000000
WILLIAMS DARIUS; WILLIAMS KARLA	7/7/2003	D203270448	0016980	0000168
CENTEX HOMES INC	1/1/2002	000000000000000	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	\$323,177	\$55,000	\$378,177	\$378,177
2024	\$323,177	\$55,000	\$378,177	\$362,929
2023	\$331,380	\$55,000	\$386,380	\$329,935
2022	\$272,787	\$40,000	\$312,787	\$299,941
2021	\$239,151	\$40,000	\$279,151	\$272,674
2020	\$207,885	\$40,000	\$247,885	\$247,885

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.