



Address: [5609 RUMFORD TR](#)
City: ARLINGTON
Georeference: 39420-U-11
Subdivision: SOUTH HAMPTON ADDITION
Neighborhood Code: 1M030B

Latitude: 32.654299187
Longitude: -97.130215866
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 U Lot 11

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: \$416,096
Protest Deadline Date: 5/24/2024

Site Number: 40137759
Site Name: SOUTH HAMPTON ADDITION-U-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,294
Percent Complete: 100%
Land Sqft^{*}: 8,674
Land Acres^{*}: 0.1991
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:
PHILLIPS KENNETH S
Primary Owner Address:
5609 RUMFORD TRL
ARLINGTON, TX 76017

Deed Date: 9/23/2003
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D203368827](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX HOMES INC	1/1/2002	0000000000000000	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	\$361,096	\$55,000	\$416,096	\$416,096
2024	\$361,096	\$55,000	\$416,096	\$397,839
2023	\$370,293	\$55,000	\$425,293	\$361,672
2022	\$304,555	\$40,000	\$344,555	\$328,793
2021	\$266,812	\$40,000	\$306,812	\$298,903
2020	\$231,730	\$40,000	\$271,730	\$271,730

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.