



**Address:** [4519 CHAUMONT TR](#)  
**City:** ARLINGTON  
**Georeference:** 12778-1-18  
**Subdivision:** ENCLAVE OF SHADY VALLEY  
**Neighborhood Code:** 1C250D

**Latitude:** 32.7226940814  
**Longitude:** -97.1775019494  
**TAD Map:** 2096-384  
**MAPSCO:** TAR-081N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ENCLAVE OF SHADY VALLEY  
Block 1 Lot 18

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40784177

**Site Name:** ENCLAVE OF SHADY VALLEY-1-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,617

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,952

**Land Acres<sup>\*</sup>:** 0.1366

**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:**

RAHMAN ABDUL

RAHMAN SAIRA

**Primary Owner Address:**

4519 CHAUMONT TR  
ARLINGTON, TX 76013

**Deed Date:** 10/12/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223184874](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DE JESUS BLANCO ESTEBAN	9/28/2021	<a href="#">D221299229</a>		
BLANCO ESTEBAN;BLANCO HEATHER	6/22/2018	<a href="#">D218138150</a>		
MCFARLAND JAMES D;MCFARLAND MYRTLE A	2/14/2012	<a href="#">D212038843</a>	0000000	0000000
CENTRA MORTGAGE EQUITIES INC	1/21/2011	<a href="#">D211020331</a>	0000000	0000000
CONKLE DEVELOPMENT CORP	1/1/2005	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 <sup>+</sup>
2025	\$371,491	\$80,000	\$451,491	\$451,491
2024	\$371,491	\$80,000	\$451,491	\$451,491
2023	\$326,000	\$80,000	\$406,000	\$388,014
2022	\$298,000	\$80,000	\$378,000	\$352,740
2021	\$240,673	\$80,000	\$320,673	\$320,673
2020	\$240,673	\$80,000	\$320,673	\$320,673

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.