



Address: [4533 CHAUMONT TR](#)
City: ARLINGTON
Georeference: 12778-1-25
Subdivision: ENCLAVE OF SHADY VALLEY
Neighborhood Code: 1C250D

Latitude: 32.7216212323
Longitude: -97.1770266384
TAD Map: 2096-380
MAPSCO: TAR-081P



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 25 SCHOOL BOUNDARY SPLIT

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: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40784258

Site Name: ENCLAVE OF SHADY VALLEY-1-25-90

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 3,192

Percent Complete: 100%

Land Sqft^{*}: 7,046

Land Acres^{*}: 0.1617

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:

BENDIAN RONALD K

BENDIAN VICKY R

Primary Owner Address:

4533 CHAUMONT TR
ARLINGTON, TX 76013-8341

Deed Date: 5/30/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212133107](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BBL INTEREST LLC	10/21/2011	D211260208	0000000	0000000
BAILEY PARTNERS LLC	4/5/2011	D211081132	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 ⁺
2025	\$166,776	\$34,400	\$201,176	\$201,176
2024	\$166,776	\$34,400	\$201,176	\$201,176
2023	\$169,840	\$34,400	\$204,240	\$186,393
2022	\$146,782	\$34,400	\$181,182	\$169,448
2021	\$119,644	\$34,400	\$154,044	\$154,044
2020	\$111,651	\$34,400	\$146,051	\$146,051

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.