

# Tarrant Appraisal District Property Information | PDF Account Number: 00046647

#### Address: 4806 SUGAR TREE CT

City: ARLINGTON Georeference: 785-3-15 Subdivision: APRIL SOUND Neighborhood Code: 1L130T Latitude: 32.667475803 Longitude: -97.1674640659 TAD Map: 2102-364 MAPSCO: TAR-095U





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

### **PROPERTY DATA**

Legal Description: APRIL SOUND Block 3 Lot 15 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

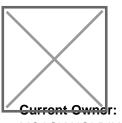
Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/15/2025 Site Number: 00046647 Site Name: APRIL SOUND-3-15 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,220 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,050 Land Acres<sup>\*</sup>: 0.1848 Pool: N

+++ Rounded.

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

#### **OWNER INFORMATION**



MCASK HOLDINGS LLC

Primary Owner Address: 1700 GATEHOUSE CT COLLEYVILLE, TX 76034 Deed Date: 10/15/2023 Deed Volume: Deed Page: Instrument: D223188575

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFW R20 HOLDINGS LLC	9/20/2017	D217229091		
DFW R20 LLC	6/7/2016	D216139467		
FLOTTMAN JEANETTE LEA	6/30/2004	D204209103	000000	0000000
JARVIS RANDY P	11/3/2000	00146040000031	0014604	0000031
SWINDLE GAYE	3/22/1995	00119210000533	0011921	0000533
GRISSOM LYNDAL W;GRISSOM MARY A	9/21/1988	00093920000684	0009392	0000684
CITICORP MORTGAGE INC	12/1/1987	00091320001392	0009132	0001392
HOWELL PETE M	4/11/1984	00077970000012	0007797	0000012
W & Y INC A TEXAS CORP	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$182,440	\$30,000	\$212,440	\$212,440
2023	\$170,000	\$30,000	\$200,000	\$200,000
2022	\$164,545	\$30,000	\$194,545	\$194,545
2021	\$92,606	\$30,000	\$122,606	\$122,606
2020	\$92,606	\$30,000	\$122,606	\$122,606

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**

#### 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.