



**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

<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:**

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	<a href="#">D217229091</a>		
DFW R20 LLC	6/7/2016	<a href="#">D216139467</a>		
FLOTTMAN JEANETTE LEA	6/30/2004	<a href="#">D204209103</a>	0000000	0000000
JARVIS RANDY P	11/3/2000	00146040000031	0014604	0000031
SWINDLE GAYE	3/22/1995	00119210000533	0011921	0000533
GRISSOM LYNDA 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	00000000000000	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	\$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

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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.