



**Address:** [4802 SUGAR TREE CT](#)  
**City:** ARLINGTON  
**Georeference:** 785-3-13  
**Subdivision:** APRIL SOUND  
**Neighborhood Code:** 1L130T

**Latitude:** 32.6678930868  
**Longitude:** -97.1675193601  
**TAD Map:** 2102-364  
**MAPSCO:** TAR-095U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** APRIL SOUND Block 3 Lot 13

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$195,074

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

**Site Number:** 00046620

**Site Name:** APRIL SOUND-3-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 856

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,408

**Land Acres<sup>\*</sup>:** 0.1241

**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:**

MAHAFFEY CHRISTINE L

**Primary Owner Address:**

4802 SUGAR TREE CT  
ARLINGTON, TX 76017-2350

**Deed Date:** 9/26/2002

**Deed Volume:** 0016040

**Deed Page:** 0000046

**Instrument:** 00160400000046

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAWFORD FRANK L;CRAWFORD GAYLE	7/2/2002	00158130000240	0015813	0000240
HARRIS ERIC;HARRIS HAVEN HARRIS	11/1/2001	00152520000363	0015252	0000363
CRAWFORD FRANK L;CRAWFORD GAYLE A	5/15/2001	00149000000230	0014900	0000230
NEWTON JOHN A;NEWTON KAREN E	5/10/1994	00115800000542	0011580	0000542
BECKWITH LAURA J	3/28/1984	00077860000154	0007786	0000154
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	\$165,074	\$30,000	\$195,074	\$166,258
2024	\$165,074	\$30,000	\$195,074	\$151,144
2023	\$145,921	\$30,000	\$175,921	\$137,404
2022	\$147,127	\$30,000	\$177,127	\$124,913
2021	\$109,844	\$30,000	\$139,844	\$113,557
2020	\$110,738	\$30,000	\$140,738	\$103,234

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.