



**Address:** [1300 SUGARMILL CT](#)  
**City:** ARLINGTON  
**Georeference:** 830-22-6  
**Subdivision:** ARKANSAS HEIGHTS ADDITION  
**Neighborhood Code:** 1S010A

**Latitude:** 32.698926425  
**Longitude:** -97.0914066688  
**TAD Map:** 2120-372  
**MAPSCO:** TAR-097C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARKANSAS HEIGHTS  
ADDITION Block 22 Lot 6

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1969

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$246,485

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

**Site Number:** 00056774

**Site Name:** ARKANSAS HEIGHTS ADDITION-22-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,359

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,450

**Land Acres<sup>\*</sup>:** 0.1939

**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:**

SANCHEZ HERIBERTO  
SANCHEZ MONICA HERNANDEZ

**Primary Owner Address:**

1300 SUGARMILL CT  
ARLINGTON, TX 76014

**Deed Date:** 1/13/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217011186](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTER CINDI	8/8/2008	<a href="#">D208319085</a>	0000000	0000000
MORTON CYNTHIA	9/7/2007	<a href="#">D207323626</a>	0000000	0000000
KOBER JUNE	11/1/1994	000000000000000	0000000	0000000
KOBER CHARLES E	11/10/1990	00101630000998	0010163	0000998
KOBER CHARLES E JR;KOBER HALGA	1/20/1984	00077240000443	0007724	0000443
FED NATIONAL MORTGAGE ASSOC	5/13/1983	00075100001776	0007510	0001776
SAAFI LUI & STEVEN	12/31/1900	00071730002153	0007173	0002153

## 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	\$152,950	\$76,050	\$229,000	\$229,000
2024	\$170,435	\$76,050	\$246,485	\$217,364
2023	\$185,230	\$35,000	\$220,230	\$197,604
2022	\$153,103	\$35,000	\$188,103	\$179,640
2021	\$138,001	\$35,000	\$173,001	\$163,309
2020	\$113,463	\$35,000	\$148,463	\$148,463

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.