



Address: [3609 SUNNYPARK DR](#)
City: ARLINGTON
Georeference: 31700-1-26
Subdivision: PARKER HEIGHTS ADDITION
Neighborhood Code: 1S010L

Latitude: 32.6855489174
Longitude: -97.1067416242
TAD Map: 2120-368
MAPSCO: TAR-097J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKER HEIGHTS ADDITION
Block 1 Lot 26

Jurisdictions:

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

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02124211

Site Name: PARKER HEIGHTS ADDITION-1-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,999

Percent Complete: 100%

Land Sqft^{*}: 7,794

Land Acres^{*}: 0.1789

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:

KOVACEV DINKA
KOVACEV MICHAEL

Primary Owner Address:

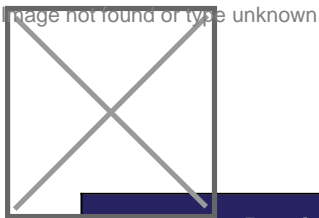
6715 JOHNS CT
ARLINGTON, TX 76016-3633

Deed Date: 7/24/2018

Deed Volume:

Deed Page:

Instrument: [D218163343](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| NESHEV MITRA | 5/10/2018 | D218163341 | | |
| NESHEV MITRA;NESHEV NESHO | 3/3/2005 | D205064616 | 0000000 | 0000000 |
| THOMAS LARRY L;THOMAS MARTINE R | 5/20/1992 | 00106440001909 | 0010644 | 0001909 |
| D R HORTON INC | 2/19/1992 | 00105530001777 | 0010553 | 0001777 |
| ATLEE INTERESTS INC | 6/1/1983 | 00075210001788 | 0007521 | 0001788 |
| RYAN MORTGAGE CO | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$249,934 | \$70,146 | \$320,080 | \$320,080 |
| 2024 | \$249,934 | \$70,146 | \$320,080 | \$320,080 |
| 2023 | \$251,871 | \$25,000 | \$276,871 | \$276,871 |
| 2022 | \$225,702 | \$25,000 | \$250,702 | \$250,702 |
| 2021 | \$162,000 | \$25,000 | \$187,000 | \$187,000 |
| 2020 | \$162,000 | \$25,000 | \$187,000 | \$187,000 |

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.