



Address: [204 SUNSET CT](#)
City: ARLINGTON
Georeference: A1043-3A01
Subdivision: MEDLIN, OWEN SURVEY
Neighborhood Code: 1C200I

Latitude: 32.7350518403
Longitude: -97.1252799796
TAD Map: 2114-388
MAPSCO: TAR-082L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEDLIN, OWEN SURVEY
Abstract 1043 Tract 3A01&4 B

Jurisdictions:

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

State Code: A

Year Built: 1954

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$345,000

Protest Deadline Date: 5/24/2024

Site Number: 04034392

Site Name: MEDLIN, OWEN SURVEY-3A01-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,429

Percent Complete: 100%

Land Sqft^{*}: 19,253

Land Acres^{*}: 0.4420

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:

RYBICKI DOUGLAS
O'CONNELL-RYBICKI KARRA

Primary Owner Address:

204 SUNSET CT
ARLINGTON, TX 76013

Deed Date: 6/23/2020

Deed Volume:

Deed Page:

Instrument: [D220153108](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOSER JERRY W; MOSER MARSHA O	10/23/1997	00129520000328	0012952	0000328
DUCKETT MACK	6/2/1988	00093510000050	0009351	0000050
DUCKETT CONNIE M	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	\$234,746	\$89,254	\$324,000	\$324,000
2024	\$255,746	\$89,254	\$345,000	\$329,810
2023	\$256,746	\$79,254	\$336,000	\$299,827
2022	\$224,571	\$59,301	\$283,872	\$272,570
2021	\$199,657	\$48,134	\$247,791	\$247,791
2020	\$184,032	\$48,134	\$232,166	\$232,166

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.