



**Address:** [604 ASHER CT](#)  
**City:** ARLINGTON  
**Georeference:** 34505-1-24  
**Subdivision:** RIVER LEGACY ESTATES  
**Neighborhood Code:** 1X120G

**Latitude:** 32.7835154935  
**Longitude:** -97.1086017575  
**TAD Map:** 2120-404  
**MAPSCO:** TAR-069J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER LEGACY ESTATES Block  
1 Lot 24

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$537,983

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

**Site Number:** 06536883

**Site Name:** RIVER LEGACY ESTATES-1-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,650

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,024

**Land Acres<sup>\*</sup>:** 0.2989

**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:**

SIANAN JOHN Y  
SIANAN KATHRYN N

**Primary Owner Address:**

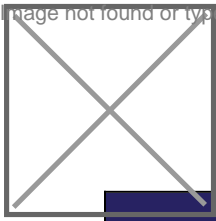
604 ASHER CT  
ARLINGTON, TX 76006-3567

**Deed Date:** 3/23/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209080249](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUGGS JACK R;SUGGS SUSAN G	7/23/1993	00111600000214	0011160	0000214
COTTER CONSTRUCTION MGMT INC	2/26/1993	00109600002333	0010960	0002333
LAND ROVER LTD	1/1/1992	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	\$457,983	\$80,000	\$537,983	\$537,983
2024	\$457,983	\$80,000	\$537,983	\$505,780
2023	\$461,505	\$80,000	\$541,505	\$459,800
2022	\$376,072	\$80,000	\$456,072	\$418,000
2021	\$320,000	\$60,000	\$380,000	\$380,000
2020	\$320,000	\$60,000	\$380,000	\$380,000

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

- 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.