



**Address:** [101 SUDBURY WAY](#)  
**City:** ARLINGTON  
**Georeference:** 47308-9-30  
**Subdivision:** WINDING CREEK ADDN -ARLINGTON  
**Neighborhood Code:** 1S020N

**Latitude:** 32.6479702508  
**Longitude:** -97.115362314  
**TAD Map:** 2114-356  
**MAPSCO:** TAR-110D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WINDING CREEK ADDN -  
ARLINGTON Block 9 Lot 30

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$383,110

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

**Site Number:** 06677584

**Site Name:** WINDING CREEK ADDN -ARLINGTON-9-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,418

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,971

**Land Acres<sup>\*</sup>:** 0.1829

**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:**

YOUNG LINCOYA

**Primary Owner Address:**

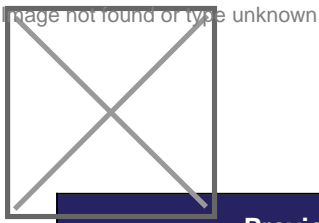
101 SUDBURY WAY  
ARLINGTON, TX 76018-4041

**Deed Date:** 9/7/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206283401](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FROESCHKE INVESTMENTS LTD	2/20/2004	<a href="#">D204069378</a>	0000000	0000000
FROESCHKE HARRY P;FROESCHKE ROBIN	11/17/2003	<a href="#">D203434625</a>	0000000	0000000
FANNIE MAE AKA FEDERAL NTL MTG	9/2/2003	<a href="#">D203329737</a>	0017155	0000297
CURRY STEVEN K;CURRY VICKY P	6/11/1999	00138690000447	0013869	0000447
CURRY STEVEN K;CURRY VICKY P	1/24/1996	00122420001671	0012242	0001671
GRAND AMERICAN HOMES LTD	9/6/1994	00117220000042	0011722	0000042
WINDING CREEK ARLINGTON TX JV	1/1/1994	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	\$311,371	\$71,739	\$383,110	\$383,110
2024	\$311,371	\$71,739	\$383,110	\$361,954
2023	\$331,178	\$20,000	\$351,178	\$329,049
2022	\$312,336	\$20,000	\$332,336	\$299,135
2021	\$251,941	\$20,000	\$271,941	\$271,941
2020	\$244,390	\$20,000	\$264,390	\$249,046

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.