



**Address:** [7823 PIRATE POINT CIR](#)  
**City:** ARLINGTON  
**Georeference:** 45259J-4-31  
**Subdivision:** WATERFRONT @ ENCHANTED BAY-ARL  
**Neighborhood Code:** 1L060D

**Latitude:** 32.6715842906  
**Longitude:** -97.2282497734  
**TAD Map:** 2078-364  
**MAPSCO:** TAR-093R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WATERFRONT @ ENCHANTED  
BAY-ARL Block 4 Lot 31

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 07350848

**Site Name:** WATERFRONT @ ENCHANTED BAY-ARL-4-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,848

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,710

**Land Acres<sup>\*</sup>:** 0.1769

**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:**

SUKUMAR SAMUEL T

**Primary Owner Address:**

7823 PIRATE POINT CIR  
ARLINGTON, TX 76016-5342

**Deed Date:** 5/9/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211112082](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLS FARGO BANK NA	5/5/2009	<a href="#">D209123861</a>	0000000	0000000
CURLING SYLVIA;CURLING TRICIA	10/6/2006	<a href="#">D206329611</a>	0000000	0000000
JIAN ODAI K	12/16/2004	<a href="#">D204396362</a>	0000000	0000000
ELGALAD KHALID J;ELGALAD NARRIMAN	4/1/2004	<a href="#">D204103090</a>	0000000	0000000
JIAN KHALID I;JIAN WILMA	7/12/2000	00144290000167	0014429	0000167
LAKE ARLINGTON VENTURE LLC	1/1/1999	000000000000000	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	\$349,546	\$65,000	\$414,546	\$414,546
2024	\$349,546	\$65,000	\$414,546	\$414,546
2023	\$376,521	\$65,000	\$441,521	\$416,033
2022	\$373,893	\$65,000	\$438,893	\$378,212
2021	\$300,672	\$60,000	\$360,672	\$343,829
2020	\$252,572	\$60,000	\$312,572	\$312,572

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.