



Address: [2906 SUNSET HILLS CT](#)
City: ARLINGTON
Georeference: 40891-1-4
Subdivision: SUNSET HILLS - ARLINGTON
Neighborhood Code: 1X010D

Latitude: 32.7411849551
Longitude: -97.1555257506
TAD Map: 2102-388
MAPSCO: TAR-081H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET HILLS - ARLINGTON
Block 1 Lot 4

Jurisdictions:

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

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$572,796

Protest Deadline Date: 5/24/2024

Site Number: 40507491

Site Name: SUNSET HILLS - ARLINGTON-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,499

Percent Complete: 100%

Land Sqft^{*}: 15,202

Land Acres^{*}: 0.3490

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DAVID & KIMBERLY HAYS FAMILY TRUST

Primary Owner Address:

2906 SUNSET HILLS CT
ARLINGTON, TX 76012

Deed Date: 10/15/2024

Deed Volume:

Deed Page:

Instrument: [D224190445](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAYS DAVID;HAYS KIMBERLY	5/30/2013	D213137079	0000000	0000000
REDUS DALLAS TX LLC	1/5/2010	D210002381	0000000	0000000
SOUTHWEST RAIN-MAKER INC	10/15/2004	D204328075	0000000	0000000
GIOVANNI HOMES CORP	1/1/2004	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 ⁺
2025	\$361,259	\$115,000	\$476,259	\$476,259
2024	\$457,796	\$115,000	\$572,796	\$455,750
2023	\$415,787	\$115,000	\$530,787	\$414,318
2022	\$261,653	\$115,000	\$376,653	\$376,653
2021	\$301,653	\$75,000	\$376,653	\$376,653
2020	\$301,653	\$75,000	\$376,653	\$376,653

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.