



**Address:** [2905 SUNSET HILLS CT](#)  
**City:** ARLINGTON  
**Georeference:** 40891-1-6  
**Subdivision:** SUNSET HILLS - ARLINGTON  
**Neighborhood Code:** 1X010D

**Latitude:** 32.7414670227  
**Longitude:** -97.1555942241  
**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 6

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

**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 40507513  
**Site Name:** SUNSET HILLS - ARLINGTON-1-6  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 28,749  
**Land Acres<sup>\*</sup>:** 0.6600  
**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:**  
MNES LAND INC  
**Primary Owner Address:**  
602 SETTING SUN LN  
ARLINGTON, TX 76012

**Deed Date:** 9/9/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222223818](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RHODES CHARLES W;RHODES LOL L	4/18/2014	<a href="#">D214081420</a>	0000000	0000000
SAAD JIHAD S;SAAD SAID S	9/16/2004	<a href="#">D204297493</a>	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 <sup>+</sup>
2025	\$0	\$115,000	\$115,000	\$115,000
2024	\$0	\$115,000	\$115,000	\$115,000
2023	\$0	\$115,000	\$115,000	\$115,000
2022	\$0	\$115,000	\$115,000	\$115,000
2021	\$0	\$75,000	\$75,000	\$75,000
2020	\$0	\$75,000	\$75,000	\$75,000

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

---

There are no exemptions for this property

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.