



Address: [2901 SUNSET HILLS CT](#)
City: ARLINGTON
Georeference: 40891-1-38
Subdivision: SUNSET HILLS - ARLINGTON
Neighborhood Code: 1X010D

Latitude: 32.7414598012
Longitude: -97.154712112
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 38

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Notice Sent Date: 4/15/2025

Notice Value: \$678,479

Protest Deadline Date: 5/24/2024

Site Number: 40507874

Site Name: SUNSET HILLS - ARLINGTON-1-38

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,143

Percent Complete: 100%

Land Sqft^{*}: 17,467

Land Acres^{*}: 0.4010

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:

HICKMAN PETER
HICKMAN VANESSA

Primary Owner Address:

2901 SUNSET HILLS CT
ARLINGTON, TX 76012-3420

Deed Date: 7/18/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212195818](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US BANK NATIONAL ASSOCIATION	12/6/2011	D212005262	0000000	0000000
THOMPSON K A;THOMPSON KRISTIE	10/27/2006	D206356253	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	\$563,479	\$115,000	\$678,479	\$664,365
2024	\$563,479	\$115,000	\$678,479	\$603,968
2023	\$520,153	\$115,000	\$635,153	\$549,062
2022	\$384,147	\$115,000	\$499,147	\$499,147
2021	\$427,342	\$75,000	\$502,342	\$481,312
2020	\$399,907	\$75,000	\$474,907	\$437,556

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.