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**Address:** [4408 SUGARGROVE LN](#)  
**City:** ARLINGTON  
**Georeference:** 18016S-5-14  
**Subdivision:** HIGHCROFT ESTATES  
**Neighborhood Code:** 1A030E

**Latitude:** 32.6180040291  
**Longitude:** -97.1857876288  
**TAD Map:** 2096-344  
**MAPSCO:** TAR-109S



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

## PROPERTY DATA

**Legal Description:** HIGHCROFT ESTATES Block 5  
Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800040133

**Site Name:** HIGHCROFT ESTATES 5 14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,272

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,407

**Land Acres<sup>\*</sup>:** 0.1930

**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:**

MUNLIN KATRINA  
MUNLIN JERMAINE

**Primary Owner Address:**

4408 SUGARGROVE LN  
ARLINGTON, TX 76001-6623

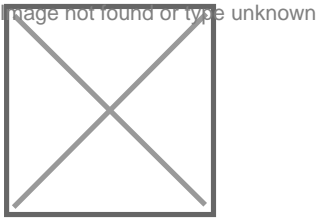
**Deed Date:** 12/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222280480](#)

| Previous Owners     | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------|------------|----------------------------|-------------|-----------|
| JACKSON FREDERICK L | 4/24/2020  | <a href="#">D220096058</a> |             |           |
| DR HORTON-TEXAS LTD | 11/14/2019 | <a href="#">D219263089</a> |             |           |



## 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 | \$342,893          | \$80,000    | \$422,893    | \$422,893                    |
| 2024 | \$342,893          | \$80,000    | \$422,893    | \$422,893                    |
| 2023 | \$343,757          | \$80,000    | \$423,757    | \$423,757                    |
| 2022 | \$291,665          | \$70,000    | \$361,665    | \$361,665                    |
| 2021 | \$234,332          | \$70,000    | \$304,332    | \$304,332                    |
| 2020 | \$0                | \$49,000    | \$49,000     | \$49,000                     |

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

- 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.