

## LOCATION

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**Address:** [1407 LAS JARDINES CT](#)  
**City:** ARLINGTON  
**Georeference:** 23633-1-2B  
**Subdivision:** LAS CASAS JARDINES ADDITION  
**Neighborhood Code:** A1A0102

**Latitude:** 32.722510598  
**Longitude:** -97.1354274097  
**TAD Map:** 2108-384  
**MAPSCO:** TAR-082P



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** LAS CASAS JARDINES  
ADDITION Block 1 Lot 2B

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05064651

**Site Name:** LAS CASAS JARDINES ADDITION 1 2B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,054

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,548

**Land Acres<sup>\*</sup>:** 0.0814

**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

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**Current Owner:**

SUNIGA NOEL

SUNIGA ANN L

**Primary Owner Address:**

1407 LAS JARDINES CT  
ARLINGTON, TX 76013

**Deed Date:** 1/2/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218007275](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEATON JOHN B	11/20/2017	<a href="#">D217273899</a>		
HILLIARD JOHNNIE EST	3/21/1990	00098920000650	0009892	0000650
SECRETARY OF HUD	7/5/1989	00096670000705	0009667	0000705
CITY FEDERAL SAVINGS BANK	7/4/1989	00096360000630	0009636	0000630
VALDEN DONALD DAVID	8/19/1988	00093620001464	0009362	0001464
SLUSSER J MICHAEL	1/8/1986	00084210001352	0008421	0001352
ENGLISH & SLUSSER ONE	9/4/1984	00079390001261	0007939	0001261
SLUSSER MIKE TR	4/6/1984	00077920001266	0007792	0001266
PETERSON WILLIAM M	12/31/1900	00000000000000	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	\$0	\$0	\$0
2024	\$141,267	\$30,000	\$171,267	\$138,424
2023	\$142,434	\$30,000	\$172,434	\$125,840
2022	\$127,566	\$12,000	\$139,566	\$114,400
2021	\$92,000	\$12,000	\$104,000	\$104,000
2020	\$92,000	\$12,000	\$104,000	\$104,000

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.