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Address: [302 SUNSET LN](#)
City: FORT WORTH
Georeference: 9600-1-30
Subdivision: DEAVERS ADDITION-FORT WORTH
Neighborhood Code: M2N01C

Latitude: 32.7566568984
Longitude: -97.3972817318
TAD Map: 2030-396
MAPSCO: TAR-061W



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

PROPERTY DATA

Legal Description: DEAVERS ADDITION-FORT WORTH Block 1 Lot 30

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CASTLEBERRY ISD (917)

Site Number: 00700444
Site Name: DEAVERS ADDITION-FORT WORTH-1-30
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 1,611
Percent Complete: 100%
Land Sqft^{*}: 7,822
Land Acres^{*}: 0.1795

State Code: B

Year Built: 2002

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00955): N

Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

CASTANEDA FLORENCIO

Primary Owner Address:

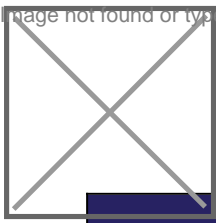
6127 N HILL LN
FORT WORTH, TX 76135-1318

Deed Date: 6/25/2001

Deed Volume: 0014989

Deed Page: 0000050

Instrument: 00149890000050



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIKES DAVID H;DIKES DOLORES	4/10/1990	00100150001067	0010015	0001067
SECRETARY OF HUD	5/3/1989	00095880000176	0009588	0000176
WESTWOOD MORTGAGE CORP	5/3/1988	00092670001643	0009267	0001643
LINKLETTER BILLY;LINKLETTER MARY	7/6/1984	00078810000977	0007881	0000977
BOUNDS CHERIE;BOUNDS DONALD R	6/6/1980	00069440002329	0006944	0002329
DONALD R BOWNDS	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*
2025	\$117,580	\$183,220	\$300,800	\$300,800
2024	\$157,780	\$183,220	\$341,000	\$341,000
2023	\$193,956	\$120,644	\$314,600	\$314,600
2022	\$207,013	\$100,000	\$307,013	\$307,013
2021	\$169,961	\$100,000	\$269,961	\$269,961
2020	\$83,874	\$100,000	\$183,874	\$183,874

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.