



**Address:** [425 SUNSET LN](#)  
**City:** FORT WORTH  
**Georeference:** 9600-2-14  
**Subdivision:** DEAVERS ADDITION-FORT WORTH  
**Neighborhood Code:** 2C040D

**Latitude:** 32.7549297464  
**Longitude:** -97.3966487008  
**TAD Map:** 2030-396  
**MAPSCO:** TAR-061X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DEAVERS ADDITION-FORT WORTH Block 2 Lot 14 & 15

**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:** 00700592  
**Site Name:** DEAVERS ADDITION-FORT WORTH-2-14-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,016  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,596  
**Land Acres<sup>\*</sup>:** 0.3350  
**Pool:** N

**State Code:** A  
**Year Built:** 1945  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$312,232  
**Protest Deadline Date:** 5/24/2024

<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:**  
LOYD JARIS WREN  
**Primary Owner Address:**  
425 SUNSET LN  
FORT WORTH, TX 76114-4363

**Deed Date:** 4/14/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOYD JARIS SUE;LOYD T R EST	12/31/1900	00023370000326	0002337	0000326



## VALUES

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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	\$61,272	\$250,960	\$312,232	\$164,184
2024	\$61,272	\$250,960	\$312,232	\$149,258
2023	\$69,323	\$134,192	\$203,515	\$135,689
2022	\$99,525	\$200,000	\$299,525	\$123,354
2021	\$62,220	\$200,000	\$262,220	\$112,140
2020	\$57,670	\$200,000	\$257,670	\$101,945

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

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- 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.