



**Address:** [4900 SUNSHINE DR](#)  
**City:** FORT WORTH  
**Georeference:** 10120-1-13  
**Subdivision:** DOUGLAS PARK ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7190475386  
**Longitude:** -97.2500186602  
**TAD Map:** 2072-380  
**MAPSCO:** TAR-079T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DOUGLAS PARK ADDITION  
Block 1 Lot 13 & 14

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$287,701

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

**Site Number:** 00734241

**Site Name:** DOUGLAS PARK ADDITION-1-13-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,564

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,300

**Land Acres<sup>\*</sup>:** 0.3741

**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:**

PEREZ ALVARO M

MENCHACA IVONE G

**Primary Owner Address:**

4900 SUNSHINE DR  
FORT WORTH, TX 76105

**Deed Date:** 11/7/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218249197](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESQUIVEL YOLANDA CONTRERAS	2/3/2018	<a href="#">D218027839</a>		
GUTIERREZ BART	10/31/2016	<a href="#">D216256566</a>		
GUTIERREZ BART	10/31/2016	<a href="#">D216256566</a>		
TARRANT PROPERTIES	7/5/2016	<a href="#">D216149057</a>		
IBARRA LOUIS ROMAS	2/15/2011	<a href="#">D211038283</a>	0000000	0000000
HIXSON JOHN M	8/7/2009	<a href="#">D209225750</a>	0000000	0000000
STEELE WILL	12/31/1900	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 <sup>+</sup>
2025	\$218,700	\$36,300	\$255,000	\$244,625
2024	\$251,401	\$36,300	\$287,701	\$222,386
2023	\$239,434	\$36,300	\$275,734	\$202,169
2022	\$221,086	\$7,500	\$228,586	\$183,790
2021	\$159,582	\$7,500	\$167,082	\$167,082
2020	\$155,538	\$7,500	\$163,038	\$163,038

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.