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**Address:** [5140 SUNSHINE DR](#)  
**City:** FORT WORTH  
**Georeference:** 18890--4F  
**Subdivision:** HOLLIS SUBDIVISION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.718923323  
**Longitude:** -97.2442678551  
**TAD Map:** 2078-380  
**MAPSCO:** TAR-079T



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

## PROPERTY DATA

**Legal Description:** HOLLIS SUBDIVISION Lot 4F  
LOTS 4F & 5D

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01341723

**Site Name:** HOLLIS SUBDIVISION-4F-20

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 8,920

**Land Acres<sup>\*</sup>:** 0.2047

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

GARCIA RICARDO

**Primary Owner Address:**

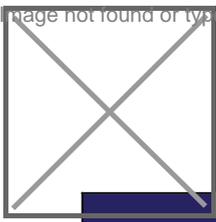
2442 PARKSIDE DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 8/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217230860](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIXSON LISA D	4/6/2017	<a href="#">D217096863</a>		
TAYLOR ANNIE T;TAYLOR JESSIE R SR	12/29/1993	00114370000991	0011437	0000991
BEDFORD NATIONAL BANK	2/7/1989	00095140001472	0009514	0001472
WELCH DENNIS K	12/12/1986	00087830002282	0008783	0002282
JONES RON	12/3/1985	00083850000834	0008385	0000834
BEDFORD NATL BANK	7/5/1985	00082340001719	0008234	0001719
MOORE JIMMIE L	2/25/1983	00074530000432	0007453	0000432
DONALD DERROUGH	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	\$26,760	\$26,760	\$26,760
2024	\$0	\$26,760	\$26,760	\$26,760
2023	\$0	\$26,760	\$26,760	\$26,760
2022	\$0	\$5,000	\$5,000	\$5,000
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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

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.