



Address: [5011 SUNSHINE DR](#)
City: FORT WORTH
Georeference: 31755-1-12
Subdivision: PARK VIEW
Neighborhood Code: 1H040N

Latitude: 32.719537355
Longitude: -97.2472650052
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: PARK VIEW Block 1 Lot 12

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: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

Site Number: 02140071
Site Name: PARK VIEW-1-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 806
Percent Complete: 100%
Land Sqft^{*}: 7,375
Land Acres^{*}: 0.1693
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:

MANABE JOJI

Primary Owner Address:

12954 SW MENLOR LN
PORTLAND, OR 97223

Deed Date: 12/16/2019

Deed Volume:

Deed Page:

Instrument: [D219291250](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOWERS HOME LLC	5/15/2019	D219104153		
CHONG LAN	9/6/2016	D216227435		
RAINGE DOROTHY M	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 ⁺
2025	\$132,876	\$22,125	\$155,001	\$155,001
2024	\$132,876	\$22,125	\$155,001	\$155,001
2023	\$129,876	\$22,125	\$152,001	\$152,001
2022	\$134,078	\$5,000	\$139,078	\$139,078
2021	\$121,935	\$5,000	\$126,935	\$126,935
2020	\$111,066	\$5,000	\$116,066	\$116,066

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.