



**Address:** [5112 SUNSHINE DR](#)  
**City:** FORT WORTH  
**Georeference:** 31755-5-4  
**Subdivision:** PARK VIEW  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7189767434  
**Longitude:** -97.2451397194  
**TAD Map:** 2078-380  
**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 5 Lot 4

**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:** 2006

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 02141116  
**Site Name:** PARK VIEW-5-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,289  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,450  
**Land Acres<sup>\*</sup>:** 0.1939  
**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:**

SMITH MAX

SMITH IRMA SMITH

**Primary Owner Address:**

2627 RIVEROAKS DR  
ARLINGTON, TX 76006

**Deed Date:** 6/19/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209169545](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONAL MORTGAGE ASSC	3/20/2009	<a href="#">D209076455</a>	0000000	0000000
GMAC MORTGAGE CORP LLC	3/19/2009	<a href="#">D209075170</a>	0000000	0000000
JCAR INVESTMENTS LLC	8/13/2007	<a href="#">D208058108</a>	0000000	0000000
CARUANA JOHN A	10/6/2006	<a href="#">D206341804</a>	0000000	0000000
LIVINGSTON DON	6/16/2006	<a href="#">D206186336</a>	0000000	0000000
RESTRUCTURE INC	3/6/2006	<a href="#">D206081851</a>	0000000	0000000
WILLIAMS CATHERINE	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	\$199,650	\$25,350	\$225,000	\$225,000
2024	\$199,650	\$25,350	\$225,000	\$225,000
2023	\$186,399	\$25,350	\$211,749	\$211,749
2022	\$169,398	\$5,000	\$174,398	\$174,398
2021	\$95,000	\$5,000	\$100,000	\$100,000
2020	\$95,000	\$5,000	\$100,000	\$100,000

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.