



Address: [5117 SUNSHINE DR](#)
City: FORT WORTH
Georeference: 31755-6-13
Subdivision: PARK VIEW
Neighborhood Code: 1H040N

Latitude: 32.7194908267
Longitude: -97.2449875243
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 6 Lot 13

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: 2021

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$360,753

Protest Deadline Date: 5/24/2024

Site Number: 02141396
Site Name: PARK VIEW-6-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,157
Percent Complete: 100%
Land Sqft^{*}: 4,750
Land Acres^{*}: 0.1090
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:

5117 SUNSHINE DR LAND TRUST

Primary Owner Address:

PO BOX 50294
FORT WORTH, TX 76105

Deed Date: 3/14/2025

Deed Volume:

Deed Page:

Instrument: [D225046050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JPACK INVESTMENT LLC	8/27/2024	D224164825		
FF INVESTORCO ALTERNATIVE HOLDINGS LLC	7/18/2024	D224144107		
FF INVESTORCO GRANTOR TRUST	9/13/2022	D224082738		
BICKHAM JERMAINE T;NICHOLSON CAMESHA J	8/26/2022	D222236807		
NICHOLSON CAMESH JEJUAN	4/29/2020	D220099979		
WESTOPLEX RENEWAL CO LLC	4/29/2020	D220099804		
JOHNSON DA'LEON	3/2/2020	D220054610		
FOTENOT FARRIS	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 ⁺
2025	\$346,503	\$14,250	\$360,753	\$360,753
2024	\$346,503	\$14,250	\$360,753	\$360,753
2023	\$313,534	\$14,250	\$327,784	\$327,784
2022	\$113,853	\$5,000	\$118,853	\$118,853
2021	\$54,689	\$5,000	\$59,689	\$59,689
2020	\$50,470	\$5,000	\$55,470	\$55,470

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.