



Address: [5624 DENNIS AVE](#)
City: FORT WORTH
Georeference: 40860-A-5
Subdivision: SUNSET ACRES ADDITION
Neighborhood Code: 4C300C

Latitude: 32.7525739602
Longitude: -97.4071627593
TAD Map: 2024-392
MAPSCO: TAR-074D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET ACRES ADDITION
Block A Lot 5
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: 1954
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03036340
Site Name: SUNSET ACRES ADDITION-A-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,662
Percent Complete: 100%
Land Sqft^{*}: 8,700
Land Acres^{*}: 0.1997
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:
ESMAILI PHILLIP MEHRAN
Primary Owner Address:
5624 DENNIS AVE
FORT WORTH, TX 76114

Deed Date: 3/31/2023
Deed Volume:
Deed Page:
Instrument: [D223053904](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROARING SPRINGS PROPERTIES LLC	2/14/2017	D217042377		
PEDERSON DIANNE PRINCE;PEDERSON MARK	6/1/2012	D212161466	0000000	0000000
PAGE RUSSELL ETAL	3/21/2011	D212128735	0000000	0000000
LOWERY SHIRLEY B EST	3/23/2000	00000000000000	0000000	0000000
LOWERY JIMMY;LOWERY SHIRLEY	1/22/1992	00105150000751	0010515	0000751
ADMINISTRATOR VETERAN AFFAIRS	6/5/1991	00102850000328	0010285	0000328
KARLIS PAUL V ETAL	6/4/1991	00102750000933	0010275	0000933
KARLIS PAUL V	3/22/1989	00095630001672	0009563	0001672
SPINDOR DAVID C	10/4/1988	00094000002148	0009400	0002148
KARLIS MARIE ANGIE	3/9/1987	00089500000455	0008950	0000455
KARLIS PAUL VINCENT	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	\$240,888	\$100,000	\$340,888	\$340,888
2024	\$240,888	\$100,000	\$340,888	\$340,888
2023	\$180,300	\$100,000	\$280,300	\$280,300
2022	\$92,000	\$100,000	\$192,000	\$192,000
2021	\$20,000	\$100,000	\$120,000	\$120,000
2020	\$20,000	\$100,000	\$120,000	\$120,000

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

- 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.