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Address: [5641 DENNIS AVE](#)
City: FORT WORTH
Georeference: 40860-B-1-30
Subdivision: SUNSET ACRES ADDITION
Neighborhood Code: 4C300C

Latitude: 32.75207969
Longitude: -97.4079011964
TAD Map: 2024-392
MAPSCO: TAR-074D



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

PROPERTY DATA

Legal Description: SUNSET ACRES ADDITION
Block B Lot 1 & W30'2

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)

Site Number: 03036413
Site Name: SUNSET ACRES ADDITION-B-1-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,173
Percent Complete: 100%
Land Sqft^{*}: 12,320
Land Acres^{*}: 0.2828
Pool: N

State Code: A
Year Built: 1954
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

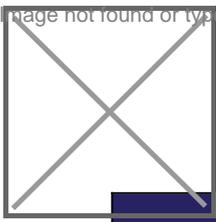
Current Owner:

TRIVETT CAITLIN PARKER
TRIVETT FRANK LENOIR

Primary Owner Address:

5641 DENNIS AVE
FORT WORTH, TX 76114

Deed Date: 8/1/2018
Deed Volume:
Deed Page:
Instrument: [D218174514](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRIVETT CATIE;TRIVETT FRANK	10/31/2017	D217258897		
HATTAN JAMES;HATTAN SUNNY	10/9/2002	00160710000264	0016071	0000264
ELYAS AYAT OSMAN	8/14/2000	00144830000176	0014483	0000176
BALBER BECKY;BALBER BILL	3/7/2000	00142460000307	0014246	0000307
WILLISON LEO;WILLISON VIOLA	3/31/1987	00089020000945	0008902	0000945
SECRETARY OF HUD	10/29/1986	00087310002373	0008731	0002373
NUMERICA FINANCIAL SERV INC	9/3/1986	00086700001885	0008670	0001885
SANDERS BILLY;SANDERS CAROL	8/24/1983	00075960001774	0007596	0001774

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	\$218,000	\$125,000	\$343,000	\$343,000
2024	\$249,000	\$125,000	\$374,000	\$374,000
2023	\$226,861	\$125,000	\$351,861	\$351,861
2022	\$182,636	\$125,000	\$307,636	\$307,636
2021	\$175,159	\$125,000	\$300,159	\$269,870
2020	\$120,336	\$125,000	\$245,336	\$245,336

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.