



Address: [5601 DENNIS AVE](#)
City: FORT WORTH
Georeference: 40860-B-11-30
Subdivision: SUNSET ACRES ADDITION
Neighborhood Code: 4C300C

Latitude: 32.7520818124
Longitude: -97.4060014734
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 B Lot 11

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
Notice Sent Date: 4/15/2025
Notice Value: \$358,093
Protest Deadline Date: 5/24/2024

Site Number: 03036510
Site Name: SUNSET ACRES ADDITION-B-11-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,696
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
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:
CHRISTIANSEN CHASE LOUIS
Primary Owner Address:
5601 DENNIS AVE
FORT WORTH, TX 76114

Deed Date: 4/4/2024
Deed Volume:
Deed Page:
Instrument: [D224058741](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOLINA NANCY;MOLINA ORLANDO	11/14/2018	D218253624		
TENORIO MARY	7/30/2018	D218203031		
C3 EQUITY LLC	5/3/2018	D218095365		
FORT WORTH ELECTRIC LP	3/8/2018	D218052190		
LEE AQILA;LEE CHARLIE III	1/13/2003	00163090000137	0016309	0000137
GALATI VICENT JOSEPH	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	\$258,093	\$100,000	\$358,093	\$358,093
2024	\$258,093	\$100,000	\$358,093	\$339,714
2023	\$225,000	\$100,000	\$325,000	\$308,831
2022	\$183,221	\$100,000	\$283,221	\$280,755
2021	\$184,127	\$100,000	\$284,127	\$255,232
2020	\$132,029	\$100,000	\$232,029	\$232,029

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.