



**Address:** [5640 FURSMAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 40860-B-22-30  
**Subdivision:** SUNSET ACRES ADDITION  
**Neighborhood Code:** 4C300C

**Latitude:** 32.751738018  
**Longitude:** -97.4079026232  
**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 22-W30' 21

**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:** 1960  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$367,635  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03036634  
**Site Name:** SUNSET ACRES ADDITION-B-22-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,031  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,640  
**Land Acres<sup>\*</sup>:** 0.2672  
**Pool:** N

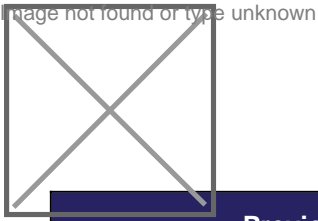
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
KDE VENTURES INC  
**Primary Owner Address:**  
3225 MCLEOD DR SUITE 100  
LAS VEGAS, NV 89121

**Deed Date:** 8/14/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224152778](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VOLPIS KYLA	7/1/2024	<a href="#">D224119441</a>		
TEXAN MUTUAL LLC	7/1/2024	<a href="#">D224116687</a>		
MITCHELL ROSA	3/24/2024	<a href="#">D224116685</a>		
MITCHELL MACK JR	4/11/2022	142-22-077788		
MITCHELL MACK JR;MITCHELL ROSA M EST	10/14/1994	00117640000157	0011764	0000157
VERTEX INVESTMENTS INC	5/13/1994	00115920001118	0011592	0001118
FGB REALTY ADVISORS INC	3/1/1994	00115320002254	0011532	0002254
BANC ONE MORTGAGE CORP	12/10/1991	00104750002343	0010475	0002343
SCARBROUGH OLNEY L	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 <sup>+</sup>
2025	\$242,635	\$125,000	\$367,635	\$367,635
2024	\$242,635	\$125,000	\$367,635	\$232,730
2023	\$228,411	\$125,000	\$353,411	\$211,573
2022	\$174,213	\$125,000	\$299,213	\$192,339
2021	\$175,741	\$125,000	\$300,741	\$174,854
2020	\$122,013	\$125,000	\$247,013	\$158,958

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.