



**Address:** [5456 SANTA BARBARA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 40860-S-26  
**Subdivision:** SUNSET ACRES ADDITION  
**Neighborhood Code:** 4C300C

**Latitude:** 32.7484150699  
**Longitude:** -97.4037253652  
**TAD Map:** 2024-392  
**MAPSCO:** TAR-075A



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 S Lot 26

**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:** 1956  
**Personal Property Account:** N/A  
**Agent:** ROBYN JACKSON (X1597)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03039838  
**Site Name:** SUNSET ACRES ADDITION-S-26  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,376  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,500  
**Land Acres<sup>\*</sup>:** 0.1721  
**Pool:** N

<sup>+++</sup> Rounded.  
<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

**Current Owner:**  
THOMAS-BEAN NANCY  
**Primary Owner Address:**  
111 RED OAK ST S  
HUDSON OAKS, TX 76087

**Deed Date:** 12/29/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221378726](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPBELL ELIZABETH JANE T	9/8/2011	<a href="#">D211224984</a>	0000000	0000000
DAVISSON JAMES E EST;DAVISSON NAOMI	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$47,148	\$100,000	\$147,148	\$147,148
2024	\$47,148	\$100,000	\$147,148	\$147,148
2023	\$43,858	\$100,000	\$143,858	\$143,858
2022	\$32,674	\$100,000	\$132,674	\$132,674
2021	\$32,674	\$100,000	\$132,674	\$65,078
2020	\$24,120	\$100,000	\$124,120	\$59,162

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

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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.