



**Address:** [5413 SANTA BARBARA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 40860-T-14  
**Subdivision:** SUNSET ACRES ADDITION  
**Neighborhood Code:** 4C300C

**Latitude:** 32.7479315354  
**Longitude:** -97.4013854445  
**TAD Map:** 2030-392  
**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 T Lot 14

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$270,675

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03039986  
**Site Name:** SUNSET ACRES ADDITION-T-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size** <sup>+++</sup>: 1,430  
**Percent Complete:** 100%  
**Land Sqft** <sup>\*</sup>: 7,500  
**Land Acres** <sup>\*</sup>: 0.1721  
**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:**

DAWSON NICHOLAS  
LOTH DEVON RAE

**Primary Owner Address:**

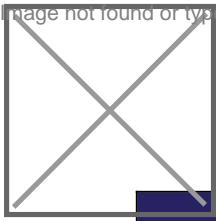
5413 SANTA BARBARA AVE  
FORT WORTH, TX 76114

**Deed Date:** 5/4/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220102309](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OCEANAK DEVELOPMENT LLC	8/23/2019	<a href="#">D219193343</a>		
BARNES ROY G	12/31/1900	000000000000000	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	\$160,000	\$100,000	\$260,000	\$260,000
2024	\$170,675	\$100,000	\$270,675	\$267,419
2023	\$160,323	\$100,000	\$260,323	\$243,108
2022	\$121,007	\$100,000	\$221,007	\$221,007
2021	\$104,915	\$100,000	\$204,915	\$204,915
2020	\$83,551	\$100,000	\$183,551	\$183,551

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.