



Address: [3701 HOPKINS ST](#)
City: FORT WORTH
Georeference: 40880-5-17
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: 4D004B

Latitude: 32.7239460863
Longitude: -97.3853645799
TAD Map: 2030-384
MAPSCO: TAR-075Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET HEIGHTS ADDITION
Block 5 Lot 17

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: 1950

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$108,740

Protest Deadline Date: 5/24/2024

Site Number: 03046117

Site Name: SUNSET HEIGHTS ADDITION-5-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 906

Percent Complete: 100%

Land Sqft^{*}: 4,000

Land Acres^{*}: 0.0918

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:

THE MORALES FAMILY TRUST

Primary Owner Address:

3701 HOPKINS CT
FORT WORTH, TX 76107

Deed Date: 12/13/2023

Deed Volume:

Deed Page:

Instrument: [D223220074](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORALES PETE T JR	8/19/1991	00103640000295	0010364	0000295
MORALES ANGELITA;MORALES PETE	2/9/1991	00101700002090	0010170	0002090
MORALES PEDRO G	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	\$78,740	\$30,000	\$108,740	\$101,394
2024	\$78,740	\$30,000	\$108,740	\$92,176
2023	\$75,531	\$30,000	\$105,531	\$83,796
2022	\$77,387	\$30,000	\$107,387	\$76,178
2021	\$61,909	\$30,000	\$91,909	\$69,253
2020	\$77,860	\$30,000	\$107,860	\$62,957

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.