



**Address:** [4004 SANGUINET ST](#)  
**City:** FORT WORTH  
**Georeference:** 40890-7-12R  
**Subdivision:** SUNSET HEIGHTS SOUTH ADDITION  
**Neighborhood Code:** 4D004F

**Latitude:** 32.721184103  
**Longitude:** -97.3906141232  
**TAD Map:** 2030-380  
**MAPSCO:** TAR-075P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNSET HEIGHTS SOUTH  
ADDITION Block 7 Lot 12R

**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)

**Site Number:** 03047903

**Site Name:** SUNSET HEIGHTS SOUTH ADDITION-7-12R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,433

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,058

**Land Acres<sup>\*</sup>:** 0.1620

**Pool:** N

**State Code:** A

**Year Built:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$319,900

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

<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:**

HOPKINS MICHELLE  
HOPKINS RYAN

**Primary Owner Address:**

4004 SANGUINET ST  
FORT WORTH, TX 76107-7240

**Deed Date:** 2/21/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213049040](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEE ALFRED;SEE ROSEMARIE	3/1/2011	<a href="#">D211051453</a>	0000000	0000000
SECRETARY OF HUD	10/5/2010	<a href="#">D210250461</a>	0000000	0000000
PIER C M	8/20/1994	000000000000000	0000000	0000000
PIER C M;PIER MARY E	12/31/1900	00039950000662	0003995	0000662

## 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	\$264,900	\$55,000	\$319,900	\$319,900
2024	\$264,900	\$55,000	\$319,900	\$304,700
2023	\$222,000	\$55,000	\$277,000	\$277,000
2022	\$211,580	\$55,000	\$266,580	\$252,555
2021	\$175,134	\$55,000	\$230,134	\$229,595
2020	\$174,559	\$55,000	\$229,559	\$208,723

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.