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**Address:** [4104 SANGUINET ST](#)  
**City:** FORT WORTH  
**Georeference:** 40890-7-17R  
**Subdivision:** SUNSET HEIGHTS SOUTH ADDITION  
**Neighborhood Code:** 4D004F

**Latitude:** 32.7206259323  
**Longitude:** -97.38969242  
**TAD Map:** 2030-380  
**MAPSCO:** TAR-075P



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

## PROPERTY DATA

**Legal Description:** SUNSET HEIGHTS SOUTH ADDITION Block 7 Lot 17R

**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:** 03047962  
**Site Name:** SUNSET HEIGHTS SOUTH ADDITION-7-17R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,092  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,251  
**Land Acres<sup>\*</sup>:** 0.2353  
**Pool:** N

**State Code:** A  
**Year Built:** 1954  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$237,258  
**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

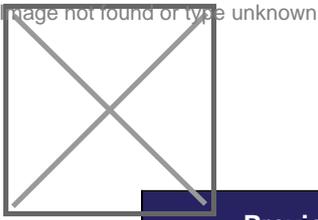
**Current Owner:**

RYAN PETER R  
RYAN LYNN C

**Primary Owner Address:**

4104 SANGUINET ST  
FORT WORTH, TX 76107-7242

**Deed Date:** 12/31/1900  
**Deed Volume:** 0007421  
**Deed Page:** 0001335  
**Instrument:** 00074210001335



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COCHRAN;COCHRAN KURT G	12/30/1900	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	\$182,258	\$55,000	\$237,258	\$209,058
2024	\$182,258	\$55,000	\$237,258	\$190,053
2023	\$187,386	\$55,000	\$242,386	\$172,775
2022	\$147,670	\$55,000	\$202,670	\$157,068
2021	\$123,516	\$55,000	\$178,516	\$142,789
2020	\$118,540	\$55,000	\$173,540	\$129,808

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.