



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



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 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⁺⁺⁺: 1,092

Percent Complete: 100%

Land Sqft^{*}: 10,251

Land Acres^{*}: 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

⁺⁺⁺ Rounded.

^{*} 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:

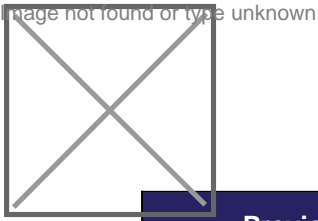
4104 SANGUINET ST
FORT WORTH, TX 76107-7242

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	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 ⁺
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.