



Address: [4108 SANGUINET ST](#)
City: FORT WORTH
Georeference: 40890-7-18R
Subdivision: SUNSET HEIGHTS SOUTH ADDITION
Neighborhood Code: 4D004F

Latitude: 32.7205447174
Longitude: -97.3894559307
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 18R

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: 03047970

Site Name: SUNSET HEIGHTS SOUTH ADDITION-7-18R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,798

Percent Complete: 100%

Land Sqft^{*}: 9,958

Land Acres^{*}: 0.2286

Pool: N

State Code: A

Year Built: 1953

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

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:

WRIGHT MICKIE

Primary Owner Address:

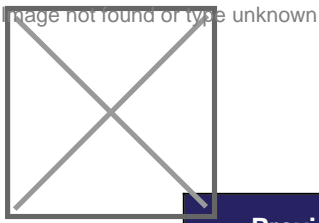
4108 SANGUINET ST
FORT WORTH, TX 76107-7242

Deed Date: 9/27/2002

Deed Volume: 0016017

Deed Page: 0000033

Instrument: 00160170000033



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AYLER MICHAEL LANE	12/8/1993	00113640001823	0011364	0001823
STUART DIXIE	1/17/1992	00105090001174	0010509	0001174
STUART;STUART LEE JR	9/25/1953	00026360000225	0002636	0000225

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	\$192,845	\$55,000	\$247,845	\$247,845
2024	\$192,845	\$55,000	\$247,845	\$247,845
2023	\$228,547	\$55,000	\$283,547	\$247,645
2022	\$170,132	\$55,000	\$225,132	\$225,132
2021	\$181,834	\$55,000	\$236,834	\$210,285
2020	\$174,832	\$55,000	\$229,832	\$191,168

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.