



Address: [4120 SANGUINET ST](#)
City: FORT WORTH
Georeference: 40890-7-21R-30
Subdivision: SUNSET HEIGHTS SOUTH ADDITION
Neighborhood Code: 4D004F

Latitude: 32.7203544561
Longitude: -97.3888474685
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 21R & W16' 22R

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: 03048004

Site Name: SUNSET HEIGHTS SOUTH ADDITION-7-21R-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,618

Percent Complete: 100%

Land Sqft^{*}: 8,926

Land Acres^{*}: 0.2049

Pool: N

State Code: A

Year Built: 1954

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$297,627

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:

MARTIN FAMILY TRUST

Primary Owner Address:

4120 SANGUINET ST
FORT WORTH, TX 76107-7248

Deed Date: 12/13/2016

Deed Volume:

Deed Page:

Instrument: [D216295285](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN FRANCIS SHAWN	3/16/1988	00092180000316	0009218	0000316
SPINELLA JUNE W	2/9/1987	00089290001733	0008929	0001733
SPINELLA CARL;SPINELLA JUNE	2/10/1972	00051930000569	0005193	0000569

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	\$242,627	\$55,000	\$297,627	\$297,627
2024	\$242,627	\$55,000	\$297,627	\$273,051
2023	\$249,348	\$55,000	\$304,348	\$248,228
2022	\$197,743	\$55,000	\$252,743	\$225,662
2021	\$166,378	\$55,000	\$221,378	\$205,147
2020	\$159,458	\$55,000	\$214,458	\$186,497

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.