



Address: [4141 SANGUINET ST](#)
City: FORT WORTH
Georeference: 40890-10-D
Subdivision: SUNSET HEIGHTS SOUTH ADDITION
Neighborhood Code: 4D004F

Latitude: 32.7200528972
Longitude: -97.3875704094
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 10 Lot D

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: 03049280

Site Name: SUNSET HEIGHTS SOUTH ADDITION-10-D

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,307

Percent Complete: 100%

Land Sqft^{*}: 7,936

Land Acres^{*}: 0.1821

Pool: N

State Code: A

Year Built: 1958

Personal Property Account: N/A

Agent: None

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:

KOBERICK WILLIAM IV

Primary Owner Address:

4141 SANGUINET ST
FORT WORTH, TX 76107

Deed Date: 3/30/2023

Deed Volume:

Deed Page:

Instrument: [D223053927](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| WILLIAMS RACHEL R | 2/26/2019 | D219038483 | | |
| MCCURDY MICHAEL;MCCURDY SALLY | 12/9/2016 | D216288808 | | |
| B R O GROUP LLC | 7/22/2016 | D216164772 | | |
| AMERICAN NATIONAL INVESTORS CORP | 7/5/2016 | D216153531 | | |
| GARCIA LUPE EST | 7/12/1993 | 000000000000000 | 0000000 | 0000000 |
| GARCIA JUAN;GARCIA LUPE | 11/7/1988 | 00094320001468 | 0009432 | 0001468 |
| SECRETARY OF HUD | 2/3/1988 | 00092710001005 | 0009271 | 0001005 |
| MORTGATE & TRUST INC | 2/2/1988 | 00091820000879 | 0009182 | 0000879 |
| MALLICK ORGANIZATION INC THE | 10/26/1984 | 00079960000784 | 0007996 | 0000784 |
| L D STONE & M C BUSH | 12/31/1900 | 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 | \$208,000 | \$55,000 | \$263,000 | \$263,000 |
| 2024 | \$232,000 | \$55,000 | \$287,000 | \$287,000 |
| 2023 | \$263,297 | \$55,000 | \$318,297 | \$318,297 |
| 2022 | \$156,000 | \$55,000 | \$211,000 | \$211,000 |
| 2021 | \$156,000 | \$55,000 | \$211,000 | \$211,000 |
| 2020 | \$160,000 | \$55,000 | \$215,000 | \$215,000 |

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)

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Tarrant Appraisal District Property Information | PDF

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.