



**Address:** [213 SUNSET LN](#)  
**City:** FORT WORTH  
**Georeference:** 40900--35  
**Subdivision:** SUNSET RIDGE ADDITION  
**Neighborhood Code:** 2C040D

**Latitude:** 32.7582682925  
**Longitude:** -97.39675721  
**TAD Map:** 2030-396  
**MAPSCO:** TAR-061W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNSET RIDGE ADDITION Lot 35

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)

**State Code:** A

**Year Built:** 1947

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$234,858

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03050289  
**Site Name:** SUNSET RIDGE ADDITION-35  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 992  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,675  
**Land Acres<sup>\*</sup>:** 0.1532  
**Pool:** N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

PEREZ GOMEZ EDUARDO J  
BAZAN CYNTHIA LIZETH

**Primary Owner Address:**

213 SUNSET LN  
FORT WORTH, TX 76114

**Deed Date:** 5/14/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224084009](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| PEREZ GOMEZ EDUARDO J           | 7/13/2021  | <a href="#">D221204446</a> |             |           |
| CAVADIAN PROPERTIES LLC         | 3/31/2021  | <a href="#">D221092183</a> |             |           |
| BLACK DEBRA B;BLACK TIMOTHY P   | 2/24/2000  | 00142280000330             | 0014228     | 0000330   |
| METRO AFFORDABLE HOMES INC      | 12/17/1999 | 00141440000368             | 0014144     | 0000368   |
| TALIAFERRO PROPERTIES           | 11/18/1999 | 00141130000224             | 0014113     | 0000224   |
| DOYLE JAMES C;DOYLE TENEKE L    | 4/4/1994   | 00115200001163             | 0011520     | 0001163   |
| MITCHELL ANNI;MITCHELL GEORGE R | 9/27/1989  | 00097210001374             | 0009721     | 0001374   |
| WRIGHT ELMER L                  | 12/31/1900 | 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 | \$67,983           | \$166,875   | \$234,858    | \$234,858                    |
| 2024 | \$67,983           | \$166,875   | \$234,858    | \$210,121                    |
| 2023 | \$77,544           | \$113,475   | \$191,019    | \$191,019                    |
| 2022 | \$114,155          | \$100,000   | \$214,155    | \$214,155                    |
| 2021 | \$55,002           | \$100,000   | \$155,002    | \$155,002                    |
| 2020 | \$51,012           | \$100,000   | \$151,012    | \$151,012                    |

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.