



Address: [3863 LITTLEJOHN AVE](#)
City: FORT WORTH
Georeference: 40950-B-10-11
Subdivision: SUNSHINE HILL
Neighborhood Code: 1H040N

Latitude: 32.7201374869
Longitude: -97.2675292963
TAD Map: 2066-380
MAPSCO: TAR-078R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSHINE HILL Block B Lot
S173' 10

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)

State Code: A

Year Built: 1948

Personal Property Account: N/A

Agent: METROTAX PROPERTY TAX CONSULTANTS LLC (00760)

Protest Deadline Date: 5/24/2024

Site Number: 03053474

Site Name: SUNSHINE HILL-B-10-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 960

Percent Complete: 100%

Land Sqft^{*}: 8,650

Land Acres^{*}: 0.1985

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

B J HESTER FAMILY LTD PRTNSHP

Primary Owner Address:

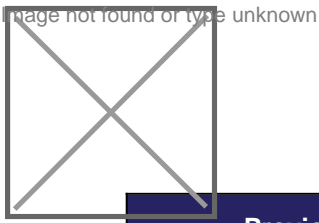
PO BOX 8622
FORT WORTH, TX 76124-0622

Deed Date: 2/12/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208050959](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HESTER J N	5/1/1993	00110520001954	0011052	0001954
HOUSTON LINDELL	1/9/1990	00098120002218	0009812	0002218
SECRETARY OF HUD	2/3/1988	00092230000016	0009223	0000016
CITY FEDERAL SAVINGS BANK	2/2/1988	00091900000240	0009190	0000240
HASBROUCK JAY E	12/31/1985	00084130000016	0008413	0000016
HASBROUCK PAUL A	1/17/1985	00080620001712	0008062	0001712
F.HARDEMAN-JAS FLAKES ETAL	7/1/1983	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 ⁺
2025	\$64,050	\$25,950	\$90,000	\$90,000
2024	\$69,050	\$25,950	\$95,000	\$95,000
2023	\$66,050	\$25,950	\$92,000	\$92,000
2022	\$60,920	\$5,000	\$65,920	\$65,920
2021	\$50,000	\$5,000	\$55,000	\$55,000
2020	\$50,000	\$5,000	\$55,000	\$55,000

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

There are no exemptions for this property

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.