



**Address:** [3420 HANGER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 40950-1-1E  
**Subdivision:** SUNSHINE HILL  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7206112293  
**Longitude:** -97.2756569927  
**TAD Map:** 2066-380  
**MAPSCO:** TAR-078Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNSHINE HILL Block 1 Lot 1E

**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:** 1945

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03053938  
**Site Name:** SUNSHINE HILL-1-1E  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 500  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,600  
**Land Acres<sup>\*</sup>:** 0.1515  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

RODRIGUEZ CESIA

**Primary Owner Address:**

6812 SAN FERNANDO DR  
FORT WORTH, TX 76131

**Deed Date:** 8/3/2001  
**Deed Volume:** 0015077  
**Deed Page:** 0000118  
**Instrument:** 00150770000118

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON TOBE L	12/31/1900	0000000000000000	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	\$40,200	\$19,800	\$60,000	\$60,000
2024	\$45,233	\$19,800	\$65,033	\$65,033
2023	\$44,083	\$19,800	\$63,883	\$63,883
2022	\$37,540	\$5,000	\$42,540	\$42,540
2021	\$32,555	\$5,000	\$37,555	\$37,555
2020	\$34,424	\$5,000	\$39,424	\$39,424

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.