



Address: [3504 N LITTLEJOHN AVE](#)
City: FORT WORTH
Georeference: 40950-2-B
Subdivision: SUNSHINE HILL
Neighborhood Code: 1H040N

Latitude: 32.7200888763
Longitude: -97.2745579269
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 2 Lot B
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: 1950
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

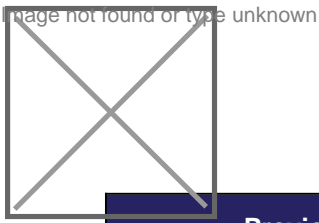
Site Number: 03054152
Site Name: SUNSHINE HILL-2-B
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 840
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
Pool: N

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

OWNER INFORMATION

Current Owner:
RUIZ DONACIANO
RUIZ
Primary Owner Address:
4804 MELINDA DR
FOREST HILL, TX 76119-7533

Deed Date: 6/11/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210140642](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ MARIA DE LA LUZ	7/26/2005	D205227975	0000000	0000000
PEREZ JOSE ALFREDO	9/10/1997	00129630000161	0012963	0000161
CAPITAL PLUS INC	4/17/1997	00127730000509	0012773	0000509
CHAPPLE BENJAMIN R JR	1/31/1992	00105240000470	0010524	0000470
SECRETARY OF HUD	8/7/1991	00103660001343	0010366	0001343
TURNER - YOUNG INVESTMENT CO	8/6/1991	00103440001530	0010344	0001530
BEAKLEY BAIN B;BEAKLEY MARY A	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 ⁺
2025	\$63,701	\$18,750	\$82,451	\$82,451
2024	\$63,701	\$18,750	\$82,451	\$82,451
2023	\$62,095	\$18,750	\$80,845	\$80,845
2022	\$52,928	\$5,000	\$57,928	\$57,928
2021	\$45,943	\$5,000	\$50,943	\$50,943
2020	\$49,095	\$5,000	\$54,095	\$54,095

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.