



Address: [3521 S LITTLEJOHN AVE](#)
City: FORT WORTH
Georeference: 40950-2-3-30
Subdivision: SUNSHINE HILL
Neighborhood Code: 1H040N

Latitude: 32.7198863059
Longitude: -97.2741643019
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 3 8
& E 1/2 9

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: 1921

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$155,936

Protest Deadline Date: 5/24/2024

Site Number: 03054195

Site Name: SUNSHINE HILL-2-3-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,430

Percent Complete: 100%

Land Sqft^{*}: 7,750

Land Acres^{*}: 0.1779

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:

SANDERS MARSHA K MATTHIES

Primary Owner Address:

3521 S LITTLEJOHN AVE
FORT WORTH, TX 76105-4041

Deed Date: 5/1/2001

Deed Volume: 0014878

Deed Page: 0000025

Instrument: 00148780000025

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS MARSHA ETAL	12/16/2000	00147340000114	0014734	0000114
MATTHIES CHARLOTTE C EST	7/27/1990	00100520000208	0010052	0000208
MATTHIES ROBERT T	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	\$132,686	\$23,250	\$155,936	\$109,519
2024	\$132,686	\$23,250	\$155,936	\$99,563
2023	\$129,312	\$23,250	\$152,562	\$90,512
2022	\$110,121	\$15,000	\$125,121	\$82,284
2021	\$95,496	\$15,000	\$110,496	\$74,804
2020	\$101,930	\$15,000	\$116,930	\$68,004

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.