



# Tarrant Appraisal District Property Information | PDF Account Number: 03054306

## Address: 3527 S LITTLEJOHN AVE

City: FORT WORTH Georeference: 40950-2-7B Subdivision: SUNSHINE HILL Neighborhood Code: 1H040N

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

# PROPERTY DATA

Legal Description: SUNSHINE HILL Block 2 Lot 7B 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: 1955 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$90,884 Protest Deadline Date: 5/24/2024 Latitude: 32.7196930449 Longitude: -97.2738354417 TAD Map: 2066-380 MAPSCO: TAR-078Q



Site Number: 03054306 Site Name: SUNSHINE HILL-2-7B Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 928 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,750 Land Acres<sup>\*</sup>: 0.1779 Pool: N

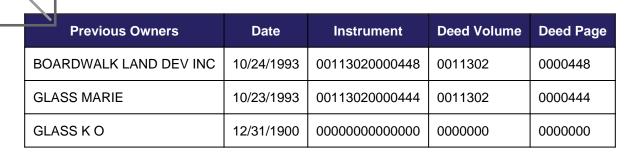
#### +++ Rounded.

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

## **OWNER INFORMATION**

Current Owner: ROJAS ANTONIO Primary Owner Address: 3527 S LITTLEJOHN AVE FORT WORTH, TX 76105-4041

Deed Date: 11/20/1993 Deed Volume: 0011346 Deed Page: 0000177 Instrument: 00113460000177



# VALUES

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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	\$67,634	\$23,250	\$90,884	\$48,764
2024	\$67,634	\$23,250	\$90,884	\$44,331
2023	\$65,914	\$23,250	\$89,164	\$40,301
2022	\$56,132	\$5,000	\$61,132	\$36,637
2021	\$48,677	\$5,000	\$53,677	\$33,306
2020	\$51,957	\$5,000	\$56,957	\$30,278

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.