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Address: [3708 S LITTLEJOHN AVE](#)
City: FORT WORTH
Georeference: 40950-6-7C
Subdivision: SUNSHINE HILL
Neighborhood Code: 1H040N

Latitude: 32.719121243
Longitude: -97.2704171304
TAD Map: 2066-380
MAPSCO: TAR-078U



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

PROPERTY DATA

Legal Description: SUNSHINE HILL Block 6 Lot 7C

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

Notice Sent Date: 4/15/2025

Notice Value: \$200,265

Protest Deadline Date: 5/24/2024

Site Number: 03054985

Site Name: SUNSHINE HILL-6-7C

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,458

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:

BNI FUNDING LLC

Primary Owner Address:

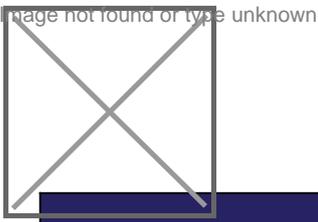
5339 SPRING VALLEY RD
DALLAS, TX 75254

Deed Date: 2/6/2025

Deed Volume:

Deed Page:

Instrument: [D225038724](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF VETERAN AFFAIRS-AN OFFICER OF THE UNITED STATES	11/27/2024	D224215623		
NAVY FEDERAL CREDIT UNION	11/5/2024	D224203439		
HICKMAN JERRY W	7/6/2018	D218150697		
ROJAS FRANCISCO	3/7/2018	D218050388		
FEDERAL NATIONAL MORTGAGE ASSC	1/3/2017	D217007974		
STEVENSON MARVA	12/8/1988	00094790000440	0009479	0000440
STEVENSON WILLIE L	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	\$177,015	\$23,250	\$200,265	\$200,265
2024	\$177,015	\$23,250	\$200,265	\$200,265
2023	\$170,032	\$23,250	\$193,282	\$193,282
2022	\$134,467	\$5,000	\$139,467	\$139,467
2021	\$115,295	\$5,000	\$120,295	\$112,465
2020	\$97,241	\$5,000	\$102,241	\$102,241

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.