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**Address:** [5421 SUN VALLEY DR](#)  
**City:** FORT WORTH  
**Georeference:** 40723-8-19-10  
**Subdivision:** SUN VALLEY ADDITION  
**Neighborhood Code:** 1H050G

**Latitude:** 32.6791782805  
**Longitude:** -97.2388453828  
**TAD Map:** 2078-368  
**MAPSCO:** TAR-093L



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

## PROPERTY DATA

**Legal Description:** SUN VALLEY ADDITION Block 8  
Lot E 1/2 19

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03059545

**Site Name:** SUN VALLEY ADDITION-8-19-10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,559

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

ALMAGUER IGNACIO

**Primary Owner Address:**

5421 SUN VALLEY DR  
FORT WORTH, TX 76119-6524

**Deed Date:** 3/21/2003

**Deed Volume:** 0016531

**Deed Page:** 0000285

**Instrument:** 00165310000285

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOENO JOSE CRUZ	1/27/2001	001474900000055	0014749	0000055
MARTIN WELTON	2/27/1987	000000000000000	0000000	0000000
FORT WORTH CITY OF	12/31/1900	000000000000000	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	\$241,624	\$21,600	\$263,224	\$263,224
2024	\$241,624	\$21,600	\$263,224	\$263,224
2023	\$245,678	\$21,600	\$267,278	\$267,278
2022	\$198,019	\$5,000	\$203,019	\$203,019
2021	\$152,905	\$5,000	\$157,905	\$157,905
2020	\$87,957	\$5,000	\$92,957	\$92,957

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.