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**Address:** [5409 SUN VALLEY DR](#)  
**City:** FORT WORTH  
**Georeference:** 40723-8-20C1  
**Subdivision:** SUN VALLEY ADDITION  
**Neighborhood Code:** 1H050G

**Latitude:** 32.679176426  
**Longitude:** -97.2394187643  
**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 20C1 AKA W 1/2 LOT 20 LESS ROW

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISDA (205)

**Site Number:** 03059588  
**Site Name:** SUN VALLEY ADDITION Block 8 Lot 20C1 AKA W 1/2 LOT 20 LESS ROW  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 872

**State Code:** A **Percent Complete:** 100%

**Year Built:** 1955 **Land Sqft\*:** 5,422

**Personal Property Amount:** N/A **Acres:** 0.1243

**Agent:** None **Pool:** N

**Protest Deadline**

**Date:** 5/24/2024

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

PEREZ TAPIA EDUARDO RAFAEL

**Primary Owner Address:**

5409 SUN VALLEY DR  
FORT WORTH, TX 76119

**Deed Date:** 9/6/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219203643](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VESTED ASSET 24 LLC	5/2/2013	<a href="#">D213119807</a>	0000000	0000000
SHANNON SCOTT	3/8/2013	<a href="#">D213059484</a>	0000000	0000000
CLIFTON CARL BRETT	9/25/2008	<a href="#">D211201531</a>	0000000	0000000
CLIFTON CARL B ETAL	6/24/2008	<a href="#">D209006829</a>	0000000	0000000
CLIFTON GRADY WALTER JR	6/24/2008	<a href="#">D208464647</a>	0000000	0000000
CLIFTON GRADY EST JR	12/31/1900	0000000000000000	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	\$67,296	\$16,266	\$83,562	\$83,562
2024	\$67,296	\$16,266	\$83,562	\$83,562
2023	\$69,813	\$16,266	\$86,079	\$86,079
2022	\$75,736	\$5,000	\$80,736	\$80,736
2021	\$17,000	\$5,000	\$22,000	\$22,000
2020	\$17,000	\$5,000	\$22,000	\$22,000

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.