



**Address:** [4720 SUNSHINE DR](#)  
**City:** FORT WORTH  
**Georeference:** 42280--18A  
**Subdivision:** TKACZ ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7188573674  
**Longitude:** -97.2529317261  
**TAD Map:** 2072-380  
**MAPSCO:** TAR-079S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TKACZ ADDITION Lot 18A AKA  
E50' LOT 18 50% UNDIVIDED INTEREST

**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:** 1959

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$54,603

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

**Site Number:** 03154998  
**Site Name:** TKACZ ADDITION-18A-50  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 842  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,638  
**Land Acres<sup>\*</sup>:** 0.3590  
**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:**  
JOHNSON ARLENE  
**Primary Owner Address:**  
4720 SUNSHINE DR  
FORT WORTH, TX 76105-4361

**Deed Date:** 10/16/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211296837](#)

| Previous Owners                     | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------|-------------|-----------|
| JOHNSON ARLENE PERKINS              | 4/27/1992  | 00106270000690 | 0010627     | 0000690   |
| PRESTON JOHNSON SOCORR;PRESTON MARY | 2/15/1990  | 00098440001179 | 0009844     | 0001179   |
| JOHNSON ARLENE                      | 7/12/1983  | 00075540001943 | 0007554     | 0001943   |
| ARTHUR N JOHNSON                    | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$38,566           | \$16,037    | \$54,603     | \$28,817                     |
| 2024 | \$38,566           | \$16,037    | \$54,603     | \$26,197                     |
| 2023 | \$37,648           | \$16,037    | \$53,685     | \$23,815                     |
| 2022 | \$35,748           | \$3,375     | \$39,123     | \$21,650                     |
| 2021 | \$27,458           | \$3,375     | \$30,833     | \$19,682                     |
| 2020 | \$30,603           | \$3,375     | \$33,978     | \$17,893                     |

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.