

Tarrant Appraisal District

Property Information | PDF

Account Number: 03155013

Address: 4704 SUNSHINE DR

City: FORT WORTH

**Georeference**: 42280--19A **Subdivision**: TKACZ ADDITION

Neighborhood Code: 1H040N

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

## **PROPERTY DATA**

Legal Description: TKACZ ADDITION Lot 19A

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: 2021

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$344,643

Protest Deadline Date: 5/24/2024

Site Number: 03155013

Latitude: 32.7188349011

**TAD Map:** 2072-380 **MAPSCO:** TAR-079S

Longitude: -97.2535584574

Site Name: TKACZ ADDITION-19A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,744
Percent Complete: 100%

Land Sqft\*: 27,704 Land Acres\*: 0.6360

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner: PRICE ERIE

**Primary Owner Address:** 4704 SUNSHINE DR

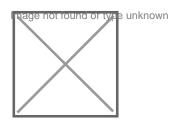
FORT WORTH, TX 76105-4359

Deed Date: 3/4/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D212216001

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLT ELIJAH;HOLT MARZELL	12/31/1900	00018520000405	0001852	0000405

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



**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	\$304,095	\$40,548	\$344,643	\$344,643
2024	\$304,095	\$40,548	\$344,643	\$343,086
2023	\$290,144	\$40,548	\$330,692	\$311,896
2022	\$268,667	\$14,875	\$283,542	\$283,542
2021	\$44,142	\$14,875	\$59,017	\$41,100
2020	\$53,973	\$14,875	\$68,848	\$37,364

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.