



**Address:** [5301 SUN VALLEY DR](#)  
**City:** FORT WORTH  
**Georeference:** 45660-11-7  
**Subdivision:** WEISENBERGER CITY ADDITION  
**Neighborhood Code:** WH-Southeast Fort Worth General

**Latitude:** 32.6797892504  
**Longitude:** -97.2425319382  
**TAD Map:** 2078-368  
**MAPSCO:** TAR-093K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEISENBERGER CITY  
ADDITION Block 11 Lot 7 THRU 11 & LTS 32 THRU  
36

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #15 - SUN VALLEY (624)  
FORT WORTH ISD (905)

**Site Number:** 80876164  
**Site Name:** EMPIRE ROOFING INC  
**Site Class:** WHStorage - Warehouse-Storage  
**Parcels:** 3  
**Primary Building Name:** EMPIRE ROOFING / 03382001  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 32,400  
**Net Leasable Area<sup>+++</sup>:** 32,400  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 120,000  
**Land Acres<sup>\*</sup>:** 2.7548  
**Pool:** N

**State Code:** F1

**Year Built:** 1980

**Personal Property Account:** [14801120](#)

**Agent:** PROPERTY TAX ASSOCIATES INC (05404)

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

**Notice Value:** \$2,170,800

**Protest Deadline Date:** 5/31/2024

<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:**

UNITED ENGINEERING COMPANY

**Primary Owner Address:**

700 LOUISIANA SUITE 3950  
HOUSTON, TX 77002

**Deed Date:** 5/21/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221147958](#)

| Previous Owners                     | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------|-------------|-----------|
| 5301 SUN VALLEY DRIVE LP            | 5/1/2001   | 00148940000366 | 0014894     | 0000366   |
| MCGLOTHLIN RONNIE;MCGLOTHLIN SANDRA | 1/20/1993  | 00109230000161 | 0010923     | 0000161   |
| MEADOWBROOK NATIONAL BANK           | 12/20/1990 | 00101420001143 | 0010142     | 0001143   |
| CLAPP GUY C                         | 4/20/1983  | 00074900002199 | 0007490     | 0002199   |
| LUVITT INC                          | 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 | \$1,600,800        | \$570,000   | \$2,170,800  | \$1,740,000                  |
| 2024 | \$880,000          | \$570,000   | \$1,450,000  | \$1,450,000                  |
| 2023 | \$880,000          | \$570,000   | \$1,450,000  | \$1,450,000                  |
| 2022 | \$823,200          | \$570,000   | \$1,393,200  | \$1,393,200                  |
| 2021 | \$740,255          | \$570,001   | \$1,310,256  | \$1,310,256                  |
| 2020 | \$785,400          | \$300,000   | \$1,085,400  | \$1,085,400                  |

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.