



**Address:** [4721 COLLINWOOD AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37375C---09  
**Subdivision:** SANGUINET APTS CONDOMINIUMS  
**Neighborhood Code:** A4C010L

**Latitude:** 32.7373832031  
**Longitude:** -97.3904136636  
**TAD Map:** 2030-388  
**MAPSCO:** TAR-075F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SANGUINET APTS  
CONDOMINIUMS Lot 4 .16666% CE

**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:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04436709

**Site Name:** SANGUINET APTS CONDOMINIUMS-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,407

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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:**

SHEFFIELD CATHERINE REAGAN

**Primary Owner Address:**

4721 COLLINWOOD AVE  
FORT WORTH, TX 76107

**Deed Date:** 12/20/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222022883](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COCHRAN CHANDLER JAYNE	7/6/2018	<a href="#">D218150193</a>		
CHASTAIN JOHN	8/28/2015	<a href="#">D215198039</a>		
MADDUX SUZANNE E	5/27/2005	<a href="#">D205157528</a>	0000000	0000000
ATKINSON JAMES JR	5/4/2001	00148810000429	0014881	0000429
FLETCHER DONN W	3/15/1989	00095800000170	0009580	0000170
SANGUINET CONDO ASSOC	1/1/1901	00000000000000	0000000	0000000
BRUHL DANIEL E	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	\$252,412	\$60,000	\$312,412	\$312,412
2024	\$252,412	\$60,000	\$312,412	\$312,412
2023	\$267,500	\$35,000	\$302,500	\$302,500
2022	\$263,476	\$35,000	\$298,476	\$298,476
2021	\$207,839	\$35,000	\$242,839	\$242,839
2020	\$155,000	\$35,000	\$190,000	\$190,000

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

- 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.