



Address: [4260 SUN DR](#)
City: FORT WORTH
Georeference: 15713C-3-31
Subdivision: GOLDEN TRIANGLE ESTATES
Neighborhood Code: 3K3002

Latitude: 32.9332600752
Longitude: -97.2917991852
TAD Map: 2060-460
MAPSCO: TAR-022J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GOLDEN TRIANGLE ESTATES
Block 3 Lot 31 & .0044053 OF COMMON AREA LB#
TEX0326320 METAMORA

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05533139

Site Name: GOLDEN TRIANGLE ESTATES-3-31

Site Class: A2 - Residential - Mobile Home

Parcels: 1

Approximate Size⁺⁺⁺: 1,120

Percent Complete: 100%

Land Sqft^{*}: 4,000

Land Acres^{*}: 0.0918

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

AVAKIAN JAMES W

Primary Owner Address:

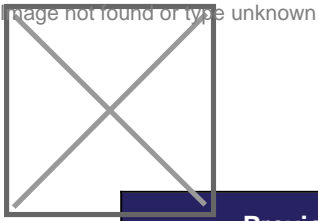
4260 SUN DR
FORT WORTH, TX 76244-7025

Deed Date: 12/4/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207456197](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
IRBY DARRELL	11/9/2005	D205341828	0000000	0000000
HAYS CLARENCE E	2/12/2001	00148000000144	0014800	0000144
LESLIE ROBERT C;LESLIE TAMMI	12/14/1984	00080330001207	0008033	0001207
GOLDEN TRIANGLE ESTATES JV	1/1/1984	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 ⁺
2025	\$3,371	\$10,000	\$13,371	\$13,371
2024	\$3,371	\$10,000	\$13,371	\$13,371
2023	\$3,371	\$10,000	\$13,371	\$13,371
2022	\$3,371	\$10,000	\$13,371	\$13,371
2021	\$3,371	\$10,000	\$13,371	\$13,371
2020	\$3,371	\$10,000	\$13,371	\$13,371

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.