



Address: [1401 SUNNY GLEN ST](#)
City: FORT WORTH
Georeference: 47149-12-15
Subdivision: WILLOW CREEK ADDN (FT WORTH)
Neighborhood Code: 4S360K

Latitude: 32.6335038756
Longitude: -97.3404426974
TAD Map: 2048-348
MAPSCO: TAR-104M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW CREEK ADDN (FT WORTH) Block 12 Lot 15

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05608074

Site Name: WILLOW CREEK ADDN (FT WORTH)-12-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,531

Percent Complete: 100%

Land Sqft^{*}: 7,228

Land Acres^{*}: 0.1659

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:

MOLINA MIGUEL

MOLINA EBLINSH

Primary Owner Address:

1700 TRACE MILLS DR #609
ARLINGTON, TX 76014

Deed Date: 3/18/2025

Deed Volume:

Deed Page:

Instrument: [D225048573](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|------------|----------------------------|-------------|-----------|
| FKH SFR C1 LP | 7/15/2021 | D221207738 | | |
| CERBERUS SFR HOLDINGS II LP | 3/22/2018 | D218062054 | | |
| JLP PROPERTY HOLDINGS LLC | 7/1/2015 | D215184911 | | |
| CASTLE CREEK PROPERTY INVESTORS REAL ESTATE LTD | 2/8/2013 | D215156862 | | |
| YOWELL JERRY W | 10/12/2009 | D209273895 | 0000000 | 0000000 |
| GRAHAM ELISABETH T;GRAHAM LOUIS JR | 8/20/1986 | 00086570001040 | 0008657 | 0001040 |
| HARRIS JAMES R | 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 | \$222,262 | \$30,000 | \$252,262 | \$252,262 |
| 2024 | \$222,262 | \$30,000 | \$252,262 | \$252,262 |
| 2023 | \$215,341 | \$30,000 | \$245,341 | \$245,341 |
| 2022 | \$162,978 | \$30,000 | \$192,978 | \$192,978 |
| 2021 | \$147,471 | \$30,000 | \$177,471 | \$177,471 |
| 2020 | \$131,612 | \$30,000 | \$161,612 | \$161,612 |

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.