



Address: [445 SUNSET OAKS DR](#)
City: FORT WORTH
Georeference: 40897C-4-23
Subdivision: SUNSET OAKS ADDITION
Neighborhood Code: 1H020D

Latitude: 32.7733433085
Longitude: -97.2170995971
TAD Map: 2084-400
MAPSCO: TAR-066N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET OAKS ADDITION Block
4 Lot 23

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: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$296,873

Protest Deadline Date: 5/24/2024

Site Number: 06833713

Site Name: SUNSET OAKS ADDITION-4-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,524

Percent Complete: 100%

Land Sqft^{*}: 7,221

Land Acres^{*}: 0.1657

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:

GUYTON CYNTHIA

GUYTON DWAINA

Primary Owner Address:

445 SUNSET OAKS DR
FORT WORTH, TX 76112-1177

Deed Date: 12/20/2000

Deed Volume: 0014734

Deed Page: 0000162

Instrument: 00147340000162

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARUFMAN & BROAD LONE STAR LP	8/30/1999	00139930000394	0013993	0000394
ACACIA TEXAS LP	8/26/1998	00133870000543	0013387	0000543
KAUFMAN & BROAD OF TEXAS LTD	4/16/1998	00131930000034	0013193	0000034
TANDEM RESOURCES INC	1/1/1995	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	\$246,873	\$50,000	\$296,873	\$296,873
2024	\$246,873	\$50,000	\$296,873	\$295,687
2023	\$291,212	\$50,000	\$341,212	\$268,806
2022	\$243,417	\$20,000	\$263,417	\$244,369
2021	\$216,338	\$20,000	\$236,338	\$222,154
2020	\$192,535	\$20,000	\$212,535	\$201,958

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.