



Address: [3709 SUNSET HILLS DR](#)
City: FORT WORTH
Georeference: 40892-5-3
Subdivision: SUNSET HILLS ADDITION
Neighborhood Code: 3K500I

Latitude: 32.9217132745
Longitude: -97.3045038811
TAD Map: 2060-456
MAPSCO: TAR-021V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET HILLS ADDITION Block
5 Lot 3

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: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40085708

Site Name: SUNSET HILLS ADDITION-5-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,610

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:

THOMAS MORRECO

THOMAS LORYITA M

Primary Owner Address:

3709 SUNSET HILLS DR
FORT WORTH, TX 76244-8533

Deed Date: 10/23/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209283845](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JERADI AHMAD;JERADI ANGLEA B M	3/22/2004	D204097839	0000000	0000000
LEGACY/MONTEREY HOMES LP	11/7/2003	D203421430	0000000	0000000
FTW SUNSET HILL L P	1/1/2002	000000000000000	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	\$384,079	\$70,000	\$454,079	\$454,079
2024	\$384,079	\$70,000	\$454,079	\$454,079
2023	\$356,654	\$70,000	\$426,654	\$426,654
2022	\$347,668	\$45,000	\$392,668	\$392,668
2021	\$322,307	\$45,000	\$367,307	\$358,549
2020	\$280,954	\$45,000	\$325,954	\$325,954

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.