



**Address:** [3741 SUNSET HILLS DR](#)  
**City:** FORT WORTH  
**Georeference:** 40892-5-11  
**Subdivision:** SUNSET HILLS ADDITION  
**Neighborhood Code:** 3K500I

**Latitude:** 32.9217282852  
**Longitude:** -97.3032017753  
**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 11

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40085783

**Site Name:** SUNSET HILLS ADDITION-5-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,780

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,662

**Land Acres<sup>\*</sup>:** 0.1299

**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:**

JANIS A BATES REVOCABLE TRUST

**Primary Owner Address:**

3741 SUNSET HILLS DR  
FORT WORTH, TX 76244

**Deed Date:** 7/7/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223169210](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATES JANIS A	7/7/2023	<a href="#">D223168795</a>		
BATES DEWY E;BATES JANIS A	1/10/2013	<a href="#">D213009291</a>	0000000	0000000
BATES JASON A;BATES STEPHANIE	6/27/2005	<a href="#">D205197141</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	1/28/2005	<a href="#">D205031591</a>	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 <sup>+</sup>
2025	\$239,460	\$70,000	\$309,460	\$309,460
2024	\$239,460	\$70,000	\$309,460	\$309,460
2023	\$222,714	\$70,000	\$292,714	\$292,714
2022	\$231,754	\$45,000	\$276,754	\$276,754
2021	\$201,753	\$45,000	\$246,753	\$246,753
2020	\$174,152	\$45,000	\$219,152	\$219,152

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.