



Address: [3745 SUNSET HILLS DR](#)
City: FORT WORTH
Georeference: 40892-5-12
Subdivision: SUNSET HILLS ADDITION
Neighborhood Code: 3K500I

Latitude: 32.9217309096
Longitude: -97.3030155666
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 12

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: 40085791

Site Name: SUNSET HILLS ADDITION-5-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,456

Percent Complete: 100%

Land Sqft^{*}: 6,969

Land Acres^{*}: 0.1599

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:

MIEARS REGINA L

MIEARS RAY L

Primary Owner Address:

3745 SUNSET HILLS DR
KELLER, TX 76244

Deed Date: 7/26/2016

Deed Volume:

Deed Page:

Instrument: [D216169974](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUTCHINS STEPHEN	3/19/2007	D207099271	0000000	0000000
NEI GLOBAL RELOCATION COMPANY	2/9/2007	D207099270	0000000	0000000
RICE JOHN E	11/25/2003	D203450425	0000000	0000000
LEGACY/MONTEREY HOMES LP	8/25/2003	D203322429	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	\$310,000	\$70,000	\$380,000	\$380,000
2024	\$310,000	\$70,000	\$380,000	\$380,000
2023	\$315,000	\$70,000	\$385,000	\$372,680
2022	\$295,000	\$45,000	\$340,000	\$338,800
2021	\$266,248	\$45,000	\$311,248	\$308,000
2020	\$235,000	\$45,000	\$280,000	\$280,000

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.