



Address: [10001 SHELBURNE RD](#)
City: FORT WORTH
Georeference: 40892-7-5
Subdivision: SUNSET HILLS ADDITION
Neighborhood Code: 3K500I

Latitude: 32.9214883484
Longitude: -97.3014390934
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
7 Lot 5

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: 2006
Personal Property Account: N/A
Agent: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 40086232
Site Name: SUNSET HILLS ADDITION-7-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,663
Percent Complete: 100%
Land Sqft^{*}: 5,227
Land Acres^{*}: 0.1199
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:
AH4R PROPERTIES TWO LLC
Primary Owner Address:
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

Deed Date: 8/16/2021
Deed Volume:
Deed Page:
Instrument: [D221238490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAKEFIELD KENNETH	1/8/2018	D218006906		
BLAHITKA MARK;BLAHITKA MARK G	4/6/2016	D216073203		
BLAHITKA MARK	6/10/2009	D209159780	0000000	0000000
WARREN TIMOTHY T	10/6/2006	D206322054	0000000	0000000
LEGACY/MONTEREY HOMES LP	1/31/2006	D206035786	0000000	0000000
FTW SUNSET HILL LP	1/1/2002	0000000000000000	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	\$256,513	\$70,000	\$326,513	\$326,513
2024	\$289,164	\$70,000	\$359,164	\$359,164
2023	\$278,773	\$70,000	\$348,773	\$348,773
2022	\$290,193	\$45,000	\$335,193	\$335,193
2021	\$252,197	\$45,000	\$297,197	\$297,197
2020	\$220,212	\$45,000	\$265,212	\$265,212

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.