



Address: [4924 SUNSHINE DR](#)
City: FORT WORTH
Georeference: 10120-1-19
Subdivision: DOUGLAS PARK ADDITION
Neighborhood Code: 1H040N

Latitude: 32.719040396
Longitude: -97.2491129625
TAD Map: 2072-380
MAPSCO: TAR-079T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DOUGLAS PARK ADDITION
Block 1 Lot 19

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: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41055128
Site Name: DOUGLAS PARK ADDITION-1-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,600
Percent Complete: 100%
Land Sqft^{*}: 8,150
Land Acres^{*}: 0.1870
Pool: N

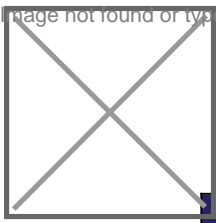
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
GUERRERO CHRISTIAN
Primary Owner Address:
4924 SUNSHINE DR
FORT WORTH, TX 76105

Deed Date: 5/4/2022
Deed Volume:
Deed Page:
Instrument: [D222115951](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENDEZ RAUL	6/9/2017	D217131250		
FLIPPIN JIMMY D	7/19/2012	D212181011	0000000	0000000
FUNDING PARTNERS L P	9/2/2009	D209256962	0000000	0000000
LIVINGSTON DON	11/21/2006	D206369729	0000000	0000000
GREEN-TROUPE ERICS	10/25/2005	D205318288	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	\$235,550	\$24,450	\$260,000	\$260,000
2024	\$235,550	\$24,450	\$260,000	\$260,000
2023	\$254,314	\$24,450	\$278,764	\$278,764
2022	\$141,365	\$5,000	\$146,365	\$146,365
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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.