



**Address:** [S LITTLEJOHN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 40950-6-3-10  
**Subdivision:** SUNSHINE HILL  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7191255873  
**Longitude:** -97.2717798981  
**TAD Map:**  
**MAPSCO:** TAR-078U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNSHINE HILL Block 6 Lot  
E31.25' 3

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800018772

**Site Name:** SUNSHINE HILL 6 E31.25' 3

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 4,247

**Land Acres<sup>\*</sup>:** 0.0975

**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:**

MENDOZA YAHIRA SUSANA

**Primary Owner Address:**

4416 LITTLEJOHN AVE  
FORT WORTH, TX 76105-4249

**Deed Date:** 1/1/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D204207471](#)

## 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 | \$0                | \$12,741    | \$12,741     | \$12,741                     |
| 2024 | \$0                | \$12,741    | \$12,741     | \$12,741                     |
| 2023 | \$0                | \$12,741    | \$12,741     | \$12,741                     |
| 2022 | \$0                | \$2,500     | \$2,500      | \$2,500                      |
| 2021 | \$0                | \$2,500     | \$2,500      | \$2,500                      |
| 2020 | \$0                | \$2,500     | \$2,500      | \$2,500                      |

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.