



Address: [304 SUNSET LN](#)
City: FORT WORTH
Georeference: 9600-1-29A
Subdivision: DEAVERS ADDITION - FORT WORTH
Neighborhood Code: A4C020D

Latitude: 32.7565515473
Longitude: -97.3972821713
TAD Map: 2030-396
MAPSCO: TAR-061W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DEAVERS ADDITION - FORT WORTH Block 1 Lot 29A

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CASTLEBERRY ISD (917)

Site Number: 800070867
Site Name: DEAVERS ADDITION - FORT WORTH Block 1 Lot 29A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,973
Percent Complete: 100%
Land Sqft^{*}: 3,750
Land Acres^{*}: 0.0861
Pool: N

State Code: A
Year Built: 2023
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$442,977
Protest Deadline Date: 8/16/2024

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

OWNER INFORMATION

Current Owner:
SANDERS PATRICK LOUIS

Primary Owner Address:
304 SUNSET LN
FORT WORTH, TX 76114

Deed Date: 3/19/2024
Deed Volume:
Deed Page:
Instrument: [D224046770](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAGE HOMES LP	12/14/2021	NAME		



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	\$396,102	\$46,875	\$442,977	\$442,977
2024	\$317,676	\$75,000	\$392,676	\$371,226
2023	\$0	\$44,625	\$44,625	\$44,625
2022	\$0	\$35,000	\$35,000	\$35,000
0	\$0	\$0	\$0	\$0

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.