

Tarrant Appraisal District

Property Information | PDF

Account Number: 42833955

Latitude: 32.7565515473 Address: 304 SUNSET LN City: FORT WORTH Longitude: -97.3972821713

Georeference: 9600-1-29A **TAD Map:** 2030-396 MAPSCO: TAR-061W Subdivision: DEAVERS ADDITION - FORT WORTH

Neighborhood Code: A4C020D

Googlet Mapd 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) Site Number: 800070867

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

CASTLEBERRY ISD (917) Approximate Size+++: 1,973 State Code: A **Percent Complete: 100%**

Year Built: 2023 **Land Sqft***: 3,750 Personal Property Account: N/A Land Acres*: 0.0861

Agent: None Pool: N

Notice Sent Date: 4/15/2025 **Notice Value: \$442.977**

Protest Deadline Date: 8/16/2024

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 3/19/2024

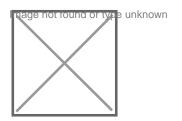
SANDERS PATRICK LOUIS **Deed Volume: Primary Owner Address: Deed Page:** 304 SUNSET LN

Instrument: D224046770 FORT WORTH, TX 76114

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

07-31-2025 Page 1

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



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. <u>Tarrant County Tax Office Account Information</u>.

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.

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.

07-31-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.