



## LOCATION

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**Address:** [209 SUNSET LN](#)

**City:** FORT WORTH

**Georeference:** 40900--34

**Subdivision:** SUNSET RIDGE ADDITION

**Neighborhood Code:** M2N01C

**Latitude:** 32.7584181656

**Longitude:** -97.3967549896

**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

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**Legal Description:** SUNSET RIDGE ADDITION Lot 34

**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)

**State Code:** B

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03050270

**Site Name:** SUNSET RIDGE ADDITION-34

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,104

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,321

**Land Acres<sup>\*</sup>:** 0.1680

**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

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**Current Owner:**

YJ CAPITAL VENTURES LLC

**Primary Owner Address:**

PO BOX 471083  
FORT WORTH, TX 76147

**Deed Date:** 3/23/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222086499](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLUE HOUSE BUYERS LLC	11/25/2021	<a href="#">D221352529</a>		
WESTOPLEX RENEWAL CO LLC	11/24/2021	<a href="#">D222011645</a>		
CORONADO MARIA ROSALBA;CORONADO SOLIA;SOSA CLAUDIA PINEDA;SOSA SAUL PINEDA	10/3/2019	<a href="#">D222011638</a>		
PINEDA AUGUSTIN	4/12/2004	<a href="#">D204144057</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	12/2/2003	<a href="#">D203447916</a>	0000000	0000000
INFANTE JUAN E;INFANTE SILVIA	5/17/2001	00148960000125	0014896	0000125
PATTERSON DARLEN;PATTERSON S W EST	12/11/1996	00126090001280	0012609	0001280
SIEJA EUGENE F;SIEJA HELEN L	6/27/1995	00120200000865	0012020	0000865
BISHOP MARION B	12/31/1900	00000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$677,775	\$178,210	\$855,985	\$821,345
2023	\$0	\$119,642	\$119,642	\$119,642
2022	\$86,290	\$100,000	\$186,290	\$186,290
2021	\$53,754	\$100,000	\$153,754	\$153,754
2020	\$49,826	\$100,000	\$149,826	\$149,826

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.