



## LOCATION

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**Address:** [4801 SUNSET RIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 7850D-10-3  
**Subdivision:** COLUMBUS HEIGHTS ADDITION  
**Neighborhood Code:** 4S004E

**Latitude:** 32.6242133119  
**Longitude:** -97.3957398523  
**TAD Map:** 2030-348  
**MAPSCO:** TAR-103N



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:** COLUMBUS HEIGHTS  
ADDITION Block 10 Lot 3

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07814275

**Site Name:** COLUMBUS HEIGHTS ADDITION-10-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,192

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,619

**Land Acres<sup>\*</sup>:** 0.1289

**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:**

LUCAS SAMUEL B

LUCAS CECILY S

**Primary Owner Address:**

4801 SUNSET RIDGE DR  
FORT WORTH, TX 76123

**Deed Date:** 6/23/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216138015](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRUBBS ROBERT W;GRUBBS SHARON A	3/30/2011	<a href="#">D211073055</a>	0000000	0000000
SIRVA RELOCATION PROPERTIES	3/29/2011	<a href="#">D211073054</a>	0000000	0000000
DUCAR ROBERT JOHN	7/17/2009	<a href="#">D209207019</a>	0000000	0000000
DUCAR ROBERT J;DUCAR TERI S	5/29/2003	00167820000111	0016782	0000111
HIGHLAND HOME LTD	1/15/2002	00154160000186	0015416	0000186
HILLWOOD RLD LP	1/1/2001	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	\$368,438	\$60,000	\$428,438	\$378,341
2023	\$370,213	\$60,000	\$430,213	\$343,946
2022	\$306,535	\$50,000	\$356,535	\$312,678
2021	\$250,205	\$50,000	\$300,205	\$284,253
2020	\$208,412	\$50,000	\$258,412	\$258,412

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.