



**Address:** [9749 SINCLAIR ST](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-42-12  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500F

**Latitude:** 32.9172464979  
**Longitude:** -97.2930003191  
**TAD Map:** 2060-452  
**MAPSCO:** TAR-022S



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

**PROPERTY DATA**

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 42 Lot 12

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CFW PID #7 HERITAGE - RESIDENTIAL (608)
- KELLER ISD (907)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 40323641  
**Site Name:** HERITAGE ADDITION-FORT WORTH-42-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,199  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,050  
**Land Acres<sup>\*</sup>:** 0.1388  
**Pool:** Y

<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:**

PATE CORISSA

**Primary Owner Address:**

9749 SINCLAIR ST  
FORT WORTH, TX 76244

**Deed Date:** 8/10/2017**Deed Volume:****Deed Page:****Instrument:** [D217186813](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCNALLEN LAUREN;MCNALLEN SPENCER	7/2/2015	<a href="#">D215146697</a>		
MALONE J CHISCAVAG;MALONE MICHELLE	2/25/2005	<a href="#">D205229477</a>	0000000	0000000
RAH OF TEXAS LP	7/29/2004	<a href="#">D204242247</a>	0000000	0000000
NORTH FW DEVELOPMENT JV	8/28/2003	<a href="#">D204035373</a>	0000000	0000000
SHEFFIELD L P	1/1/2003	000000000000000	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	\$380,910	\$80,000	\$460,910	\$460,910
2023	\$419,639	\$80,000	\$499,639	\$499,639
2022	\$372,656	\$55,000	\$427,656	\$427,656
2021	\$325,694	\$55,000	\$380,694	\$380,694
2020	\$285,703	\$55,000	\$340,703	\$340,703

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.