

Account Number: 40323641



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) Parcels: 1

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

Approximate Size+++: 3,199 Percent Complete: 100%

**Land Sqft**\*: 6,050 Land Acres\*: 0.1388

Pool: Y

+++ Rounded.

03-26-2025 Page 1

<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 Volume: Deed Page:

**Instrument:** D217186813

Deed Date: 8/10/2017

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCNALLEN LAUREN;MCNALLEN SPENCER	7/2/2015	D215146697		
MALONE J CHISCAVAG;MALONE MICHELLE	2/25/2005	D205229477	0000000	0000000
RAH OF TEXAS LP	7/29/2004	D204242247	0000000	0000000
NORTH FW DEVELOPMENT JV	8/28/2003	D204035373	0000000	0000000
SHEFFIELD L P	1/1/2003	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*
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

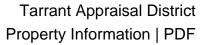
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

03-26-2025 Page 2

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



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.

03-26-2025 Page 3