



**Address:** [9841 SINCLAIR ST](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-42-21  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500F

**Latitude:** 32.9184970145  
**Longitude:** -97.2925350026  
**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 21

**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)

**Site Number:** 40323749  
**Site Name:** HERITAGE ADDITION-FORT WORTH-42-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,042  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,600  
**Land Acres<sup>\*</sup>:** 0.1515  
**Pool:** N

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

<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:**

GROSE JONATHAN B  
GROSE BONITA

**Primary Owner Address:**

9841 SINCLAIR ST  
FORT WORTH, TX 76244-5891

**Deed Date:** 10/10/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212250699](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOWERY MARY JO	8/31/2005	<a href="#">D205264218</a>	0000000	0000000
RICHMOND AMERICAN HOMES OF TX	1/8/2004	<a href="#">D204009369</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$309,263	\$80,000	\$389,263	\$375,667
2023	\$325,804	\$80,000	\$405,804	\$341,515
2022	\$280,833	\$55,000	\$335,833	\$310,468
2021	\$231,075	\$55,000	\$286,075	\$282,244
2020	\$201,585	\$55,000	\$256,585	\$256,585

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.