



**Address:** [8620 STERLING TRACE CIR](#)  
**City:** FORT WORTH  
**Georeference:** 42406-6-17  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8959527368  
**Longitude:** -97.2847476171  
**TAD Map:** 2066-444  
**MAPSCO:** TAR-036F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRACE RIDGE ADDITION Block  
6 Lot 17

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07144679

**Site Name:** TRACE RIDGE ADDITION-6-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,397

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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

**Current Owner:**

STAFFORD WAYLON  
KALONJI CHRISTELLE

**Primary Owner Address:**

8620 STERLING TRACE CIR  
FORT WORTH, TX 76244

**Deed Date:** 5/6/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225081242](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUYNH TRONG	12/2/2008	<a href="#">D208444337</a>	0000000	0000000
LIPPERT DIANA D;LIPPERT TONY H	6/30/2000	00144240000018	0014424	0000018
D R HORTON TEXAS LTD	1/1/1998	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	\$257,000	\$70,000	\$327,000	\$327,000
2024	\$287,000	\$70,000	\$357,000	\$357,000
2023	\$290,000	\$70,000	\$360,000	\$360,000
2022	\$275,432	\$50,000	\$325,432	\$325,432
2021	\$204,265	\$50,000	\$254,265	\$254,265
2020	\$192,918	\$50,000	\$242,918	\$242,918

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.