



Address: [8709 SUNSET TRACE DR](#)
City: FORT WORTH
Georeference: 42406-11-3
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8975239037
Longitude: -97.2852608604
TAD Map: 2060-444
MAPSCO: TAR-036B



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
11 Lot 3

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: 1999
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07145764
Site Name: TRACE RIDGE ADDITION-11-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,338
Percent Complete: 100%
Land Sqft^{*}: 6,050
Land Acres^{*}: 0.1388
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
AVERY SCOTT
Primary Owner Address:
8709 SUNSET TRACE DR
FORT WORTH, TX 76244

Deed Date: 10/10/2022
Deed Volume:
Deed Page:
Instrument: [D222249779](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS MICHAEL;ROBERTS SUSAN	4/28/2004	D204130336	0000000	0000000
GMAC GLOBAL RELOCATION SER INC	7/22/2003	D204130335	0000000	0000000
VACEK BRYAN E;VACEK VIKKI R	3/8/2001	00147710000142	0014771	0000142
OWEN BEVERLY;OWEN JEFFREY D	1/14/2000	00141850000032	0014185	0000032
D R HORTON TEXAS LTD	1/1/1998	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	\$303,937	\$70,000	\$373,937	\$373,937
2024	\$303,937	\$70,000	\$373,937	\$373,937
2023	\$309,827	\$70,000	\$379,827	\$379,827
2022	\$272,608	\$50,000	\$322,608	\$282,941
2021	\$207,219	\$50,000	\$257,219	\$257,219
2020	\$202,632	\$50,000	\$252,632	\$252,632

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.