



Address: [8745 SUNSET TRACE DR](#)
City: FORT WORTH
Georeference: 42406-11-11
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.898662361
Longitude: -97.2852658207
TAD Map: 2066-448
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 11

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: 07145845

Site Name: TRACE RIDGE ADDITION-11-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,947

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

SHIN EUN JU
CHOE CHONG KWAN

Primary Owner Address:
8745 SUNSET TRACE DR
FORT WORTH, TX 76244

Deed Date: 9/29/2017

Deed Volume:

Deed Page:

Instrument: [D217228203](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GALLER MARYNA	1/23/2013	D213020232	0000000	0000000
BROOKFIELD GLOBAL RELOCATION	1/22/2013	D213020231	0000000	0000000
STANFORTH SHARI	8/31/2004	D204293037	0000000	0000000
OATES GREGORY	10/21/2002	00161130000182	0016113	0000182
FITZMAURICE JOHN P;FITZMAURICE RAYNE	5/31/2000	00143810000170	0014381	0000170
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	\$283,341	\$70,000	\$353,341	\$353,341
2024	\$283,341	\$70,000	\$353,341	\$353,341
2023	\$288,819	\$70,000	\$358,819	\$358,819
2022	\$254,235	\$50,000	\$304,235	\$304,235
2021	\$193,470	\$50,000	\$243,470	\$243,470
2020	\$189,211	\$50,000	\$239,211	\$239,211

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.