



**Address:** [8833 SUNSET TRACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 42406-11-22  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.9001750695  
**Longitude:** -97.2852681832  
**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 22

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07564384

**Site Name:** TRACE RIDGE ADDITION-11-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,916

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

BLOOM-GHALI KATHERINE ANNE  
GHALI SHENOUDA  
NAN HAIDY N

**Primary Owner Address:**

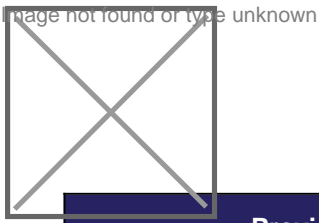
8833 SUNSET TRACE DR  
KELLER, TX 76244

**Deed Date:** 6/7/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223100199](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARAG MAGED	5/10/2016	<a href="#">D216103221</a>		
CERVANTES JUAN JR;CERVANTES MELANI	9/27/2001	00151690000420	0015169	0000420
D R HORTON TEXAS LTD	1/1/2000	0000000000000000	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	\$282,764	\$70,000	\$352,764	\$352,764
2024	\$282,764	\$70,000	\$352,764	\$352,381
2023	\$278,000	\$70,000	\$348,000	\$293,651
2022	\$253,210	\$50,000	\$303,210	\$266,955
2021	\$192,686	\$50,000	\$242,686	\$242,686
2020	\$182,287	\$50,000	\$232,287	\$225,907

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.