



**Address:** [8816 SUNSET TRACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 42406-12-10  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8996305527  
**Longitude:** -97.2847446389  
**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  
12 Lot 10

**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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$377,969  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07564627  
**Site Name:** TRACE RIDGE ADDITION-12-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,377  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 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:**  
LIMA JOSE C  
**Primary Owner Address:**  
8816 SUNSET TRACE DR  
KELLER, TX 76244-7963

**Deed Date:** 8/10/2001  
**Deed Volume:** 0015078  
**Deed Page:** 0000172  
**Instrument:** 00150780000172

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	1/1/2000	0000000000000000	0000000	0000000



## VALUES

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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	\$307,969	\$70,000	\$377,969	\$377,969
2024	\$307,969	\$70,000	\$377,969	\$345,785
2023	\$313,928	\$70,000	\$383,928	\$314,350
2022	\$276,149	\$50,000	\$326,149	\$285,773
2021	\$209,794	\$50,000	\$259,794	\$259,794
2020	\$205,128	\$50,000	\$255,128	\$255,128

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

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- 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.