



Address: [8848 SUNSET TRACE DR](#)
City: FORT WORTH
Georeference: 42406-12-18
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.9007274321
Longitude: -97.2847480358
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 18

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: \$351,897

Protest Deadline Date: 5/24/2024

Site Number: 07564732

Site Name: TRACE RIDGE ADDITION-12-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,898

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:

DANG PHI

Primary Owner Address:

8848 SUNSET TRACE DR
KELLER, TX 76244-7963

Deed Date: 5/4/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209121147](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALHOON CHRISTOPHER K	9/5/2006	D206299810	0000000	0000000
IRVIN SCOTT TRUSTEE	11/14/2004	D204366447	0000000	0000000
8848 SUNSET TRACE TRUST	1/1/2004	D204006795	0000000	0000000
FOUNTAIN NATHANIEL C ETAL	10/2/2001	00151760000260	0015176	0000260
D R HORTON TEXAS LTD	1/1/2000	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	\$234,000	\$70,000	\$304,000	\$304,000
2024	\$281,897	\$70,000	\$351,897	\$322,433
2023	\$287,343	\$70,000	\$357,343	\$293,121
2022	\$252,845	\$50,000	\$302,845	\$266,474
2021	\$192,249	\$50,000	\$242,249	\$242,249
2020	\$179,862	\$50,000	\$229,862	\$229,862

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.