



Address: [10013 CHANNING RD](#)
City: FORT WORTH
Georeference: 40892-6-2
Subdivision: SUNSET HILLS ADDITION
Neighborhood Code: 3K500I

Latitude: 32.921945326
Longitude: -97.3022587442
TAD Map: 2060-456
MAPSCO: TAR-021V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SUNSET HILLS ADDITION Block
6 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$314,974

Protest Deadline Date: 5/24/2024

Site Number: 40085945

Site Name: SUNSET HILLS ADDITION-6-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,820

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

BUNKLEY RUTH

Primary Owner Address:

10013 CHANNING RD
KELLER, TX 76244

Deed Date: 11/7/2016

Deed Volume:

Deed Page:

Instrument: [D216264574](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------------------|-------------|-----------|
| DOAN AN N DOAN;DOAN QUYEN D | 4/3/2006 | D206106719 | 0000000 | 0000000 |
| DOAN AN A DOAN;DOAN QUYEN D | 8/29/2005 | D205273184 | 0000000 | 0000000 |
| LEGACY/MONTEREY HOMES LP | 4/8/2005 | D205101084 | 0000000 | 0000000 |
| FTW SUNSET HILL LP | 1/1/2002 | 000000000000000 | 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 | \$244,974 | \$70,000 | \$314,974 | \$314,974 |
| 2024 | \$244,974 | \$70,000 | \$314,974 | \$296,450 |
| 2023 | \$227,820 | \$70,000 | \$297,820 | \$269,500 |
| 2022 | \$200,000 | \$45,000 | \$245,000 | \$245,000 |
| 2021 | \$200,000 | \$45,000 | \$245,000 | \$238,370 |
| 2020 | \$180,482 | \$45,000 | \$225,482 | \$216,700 |

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)
- DISABLED VET 70 to 99 PCT 11.22

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.