



**Address:** [9925 CHANNING RD](#)  
**City:** FORT WORTH  
**Georeference:** 40892-6-6  
**Subdivision:** SUNSET HILLS ADDITION  
**Neighborhood Code:** 3K500I

**Latitude:** 32.9213851801  
**Longitude:** -97.3022573936  
**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 6

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$339,920

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

**Site Number:** 40085996

**Site Name:** SUNSET HILLS ADDITION-6-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,262

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**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:**

SHRESTHA KARUN

**Primary Owner Address:**

9925 CHANNING RD  
FORT WORTH, TX 76244

**Deed Date:** 5/11/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221138324](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UPRETI MAHESH;UPRETI SHANTI TIWARI	7/9/2019	<a href="#">D219150756</a>		
TIWARI SHANTI;UPRETI MAHESH	5/9/2017	<a href="#">D217106060</a>		
MARTINEZ JOSE R;MARTINEZ MONICA	5/23/2014	<a href="#">D214109415</a>	0000000	0000000
BETTS MICHAEL;BETTS TASHA	4/20/2006	<a href="#">D206134308</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	10/31/2005	<a href="#">D205331237</a>	0000000	0000000
FTW SUNSET HILL LP	1/1/2002	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	\$242,286	\$70,000	\$312,286	\$312,286
2024	\$269,920	\$70,000	\$339,920	\$312,286
2023	\$250,923	\$70,000	\$320,923	\$283,896
2022	\$213,087	\$45,000	\$258,087	\$258,087
2021	\$213,087	\$45,000	\$258,087	\$258,087
2020	\$192,300	\$45,000	\$237,300	\$237,300

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.