



Address: [9917 CHANNING RD](#)
City: FORT WORTH
Georeference: 40892-6-8
Subdivision: SUNSET HILLS ADDITION
Neighborhood Code: 3K500I

Latitude: 32.9210947725
Longitude: -97.3022557084
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 8

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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40086011

Site Name: SUNSET HILLS ADDITION-6-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,840

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:

PEREZ MADISON RAE
HINNANT JONATHAN DELAND

Primary Owner Address:

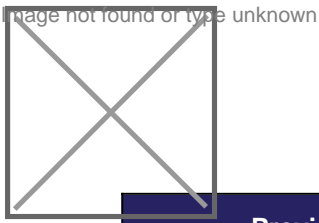
9917 CHANNING RD
FORT WORTH, TX 76244

Deed Date: 3/31/2022

Deed Volume:

Deed Page:

Instrument: [D222085784](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRONSON ERIKA JOAN;LADAY J B	4/27/2016	D216091811		
BRONSON ERIKA JOAN	7/19/2004	D204232053	0000000	0000000
LEGACY/MONTEREY HOMES LP	4/12/2004	D204112112	0000000	0000000
FTW SUNSET HILL L P	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	\$228,000	\$70,000	\$298,000	\$298,000
2024	\$244,764	\$70,000	\$314,764	\$314,764
2023	\$227,594	\$70,000	\$297,594	\$297,594
2022	\$236,863	\$45,000	\$281,863	\$272,500
2021	\$206,101	\$45,000	\$251,101	\$247,727
2020	\$180,206	\$45,000	\$225,206	\$225,206

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.