



**Address:** [9912 CHANNING RD](#)  
**City:** FORT WORTH  
**Georeference:** 40892-7-16  
**Subdivision:** SUNSET HILLS ADDITION  
**Neighborhood Code:** 3K500I

**Latitude:** 32.920926545  
**Longitude:** -97.3017627734  
**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  
7 Lot 16

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

**Site Number:** 40086356  
**Site Name:** SUNSET HILLS ADDITION-7-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,814  
**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:**  
VU DAISY  
**Primary Owner Address:**  
9912 CHANNINF RD  
KELLER, TX 76244

**Deed Date:** 5/14/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219190863](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VELARDE HEATHER DIANE LOPEZ	5/12/2006	<a href="#">D206154511</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	1/31/2006	<a href="#">D206035786</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	\$245,734	\$70,000	\$315,734	\$315,734
2024	\$245,734	\$70,000	\$315,734	\$315,734
2023	\$228,526	\$70,000	\$298,526	\$298,526
2022	\$237,804	\$45,000	\$282,804	\$282,804
2021	\$206,979	\$45,000	\$251,979	\$251,979
2020	\$181,033	\$45,000	\$226,033	\$226,033

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

There are no exemptions for this property

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.