



Address: [9920 CHANNING RD](#)
City: FORT WORTH
Georeference: 40892-7-18
Subdivision: SUNSET HILLS ADDITION
Neighborhood Code: 3K500I

Latitude: 32.9212084254
Longitude: -97.3017627852
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 18

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: PROPERTY VALUE PROTEST CONSULTANTS (00969)
Notice Sent Date: 4/15/2025
Notice Value: \$357,000
Protest Deadline Date: 5/24/2024

Site Number: 40086372
Site Name: SUNSET HILLS ADDITION-7-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,693
Percent Complete: 100%
Land Sqft^{*}: 5,227
Land Acres^{*}: 0.1199

Pol: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
HADIR KHADIGA
ABDELRAZEK MOHAMED
Primary Owner Address:
9920 CHANNING RD
KELLER, TX 76244

Deed Date: 4/16/2019
Deed Volume:
Deed Page:
Instrument: [D219199830](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UIF CORPORATION A MICHIGAN CORPORATION	4/15/2019	D219078884		
RMDC LLC	3/29/2019	D219078883		
WILSON DARCI B	6/2/2016	D216118853		
GUILLORY BEE III;GUILLORY LISA	4/12/2004	D204120833	0000000	0000000
LEGACY/MONTEREY HOMES LP	1/9/2004	D204011174	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	\$272,728	\$70,000	\$342,728	\$342,728
2024	\$287,000	\$70,000	\$357,000	\$344,729
2023	\$268,000	\$70,000	\$338,000	\$313,390
2022	\$277,333	\$45,000	\$322,333	\$284,900
2021	\$214,000	\$45,000	\$259,000	\$259,000
2020	\$215,053	\$43,947	\$259,000	\$259,000

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.