



**Address:** [10004 CHANNING RD](#)  
**City:** FORT WORTH  
**Georeference:** 40892-7-21  
**Subdivision:** SUNSET HILLS ADDITION  
**Neighborhood Code:** 3K5001

**Latitude:** 32.9216214929  
**Longitude:** -97.3017637294  
**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 21

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40086402

**Site Name:** SUNSET HILLS ADDITION-7-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,338

**Percent Complete:** 100%

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

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

**Pool:** Y

<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:**

SINK WILLIAM C

SINK GINA E

**Primary Owner Address:**

10004 CHANNING RD

KELLER, TX 76244

**Deed Date:** 5/13/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215103445](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYRON B MARGOLIS FAMILY TRUST	10/9/2014	<a href="#">D214228952</a>		
MARGOLIS MYRON;MARGOLIS RUTH S	8/10/2011	<a href="#">D211196312</a>	0000000	0000000
REITTINGER LAURA	7/14/2006	<a href="#">D206223865</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	\$253,561	\$70,000	\$323,561	\$323,561
2024	\$253,561	\$70,000	\$323,561	\$323,561
2023	\$273,531	\$70,000	\$343,531	\$324,711
2022	\$278,876	\$45,000	\$323,876	\$295,192
2021	\$244,483	\$45,000	\$289,483	\$268,356
2020	\$198,960	\$45,000	\$243,960	\$243,960

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.