



**Address:** [10012 CHANNING RD](#)  
**City:** FORT WORTH  
**Georeference:** 40892-7-23  
**Subdivision:** SUNSET HILLS ADDITION  
**Neighborhood Code:** 3K500I

**Latitude:** 32.9218948696  
**Longitude:** -97.3017656902  
**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 23

**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:** OOWNWELL INC (12140)

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

**Site Number:** 40086429

**Site Name:** SUNSET HILLS ADDITION-7-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,820

**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:**

CHAKKA VEERA M  
CHAKKA SREEDEVI

**Primary Owner Address:**

6644 DOONBEG DR  
FRISCO, TX 75035

**Deed Date:** 2/21/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214043643](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LONG PATRICK;LONG STEFANIE	3/4/2009	<a href="#">D209066924</a>	0000000	0000000
GODFREY JOSEPH MICHAEL	7/28/2006	<a href="#">D206246539</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	1/31/2006	<a href="#">D206035786</a>	0000000	0000000
FTW SUNSET HILL LP	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 <sup>+</sup>
2025	\$198,750	\$70,000	\$268,750	\$268,750
2024	\$231,000	\$70,000	\$301,000	\$301,000
2023	\$220,000	\$70,000	\$290,000	\$290,000
2022	\$226,000	\$45,000	\$271,000	\$271,000
2021	\$207,315	\$45,000	\$252,315	\$252,315
2020	\$181,323	\$45,000	\$226,323	\$226,323

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.