



Address: [8741 SUMTER WAY](#)
City: FORT WORTH
Georeference: 817H-14-19
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K400N

Latitude: 32.9004331607
Longitude: -97.3046090357
TAD Map: 2060-448
MAPSCO: TAR-035D



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION
Block 14 Lot 19
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)
State Code: A
Year Built: 2004
Personal Property Account: N/A
Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)
Protest Deadline Date: 5/24/2024

Site Number: 40133672
Site Name: ARCADIA PARK ADDITION-14-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,606
Percent Complete: 100%
Land Sqft^{*}: 5,750
Land Acres^{*}: 0.1320
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:
MANIAR ZANKHIT
Primary Owner Address:
1313 PONCA ST
CARROLLTON, TX 75010

Deed Date: 6/27/2017
Deed Volume:
Deed Page:
Instrument: [D217147651](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREEMAN TRENT M	1/14/2009	000000000000000	0000000	0000000
FREEMAN CANDIDA;FREEMAN TRENT M	9/4/2008	D208352744	0000000	0000000
FRENCH DEAN H;FRENCH DONNA J	5/14/2004	D204155311	0000000	0000000
CHOICE HOMES INC	1/27/2004	D204033206	0000000	0000000
KB ARCADIA DEVELOPMENT LTD	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	\$198,000	\$55,000	\$253,000	\$253,000
2024	\$198,000	\$55,000	\$253,000	\$253,000
2023	\$240,000	\$55,000	\$295,000	\$295,000
2022	\$197,856	\$45,000	\$242,856	\$242,856
2021	\$146,607	\$45,000	\$191,607	\$191,607
2020	\$146,607	\$45,000	\$191,607	\$191,607

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.