



Address: [8717 SUMTER WAY](#)
City: FORT WORTH
Georeference: 817H-14-25
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K400N

Latitude: 32.8996065407
Longitude: -97.3046123853
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 25

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$296,977

Protest Deadline Date: 5/24/2024

Site Number: 40133737
Site Name: ARCADIA PARK ADDITION-14-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,864
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:
SANCHEZ FERNANDO R
Primary Owner Address:
8717 SUMTER WAY
KELLER, TX 76244-4901

Deed Date: 10/20/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204340589](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|----------------------------|-------------|-----------|
| CHOICE HOMES INC | 8/24/2004 | D204264908 | 0000000 | 0000000 |
| MYRAN CORP | 3/9/2004 | D204074068 | 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 | \$241,977 | \$55,000 | \$296,977 | \$296,977 |
| 2024 | \$241,977 | \$55,000 | \$296,977 | \$285,934 |
| 2023 | \$282,163 | \$55,000 | \$337,163 | \$259,940 |
| 2022 | \$234,825 | \$45,000 | \$279,825 | \$236,309 |
| 2021 | \$169,826 | \$45,000 | \$214,826 | \$214,826 |
| 2020 | \$169,885 | \$45,000 | \$214,885 | \$214,885 |

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.