



Address: [9720 SINCLAIR ST](#)
City: FORT WORTH
Georeference: 17781C-45-6
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500F

Latitude: 32.9161684085
Longitude: -97.2927855677
TAD Map: 2060-452
MAPSCO: TAR-022S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT WORTH Block 45 Lot 6

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #7 HERITAGE - RESIDENTIAL (608)
KELLER ISD (907)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$448,625

Protest Deadline Date: 5/24/2024

Site Number: 40324354

Site Name: HERITAGE ADDITION-FORT WORTH-45-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,792

Percent Complete: 100%

Land Sqft^{*}: 6,050

Land Acres^{*}: 0.1388

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:

THE RUEDA LIVING TRUST

Primary Owner Address:

9720 SINCLAIR ST
FORT WORTH, TX 76244

Deed Date: 3/19/2024

Deed Volume:

Deed Page:

Instrument: [D224046757](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUEDA DANA M;RUEDA JUAN C	11/12/2021	D221332606		
ZEGARELLI BRANDON;ZEGARELLI KIMBERLEE	10/10/2019	D219232746		
ENGELSON DAVID;ENGELSON MANDY	7/8/2014	D214145693	0000000	0000000
DUNCAN CLIFFT;DUNCAN ELIZABETH	6/13/2008	D208236964	0000000	0000000
NGUYN MY;NGUYN NGOC NGUYEN	4/28/2006	D206139218	0000000	0000000
RICHMOND AMERICAN HOMES OF TX	1/8/2004	D204009369	0000000	0000000
SHEFFIELD L P	1/1/2003	00000000000000	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	\$368,625	\$80,000	\$448,625	\$448,625
2024	\$368,625	\$80,000	\$448,625	\$448,625
2023	\$388,486	\$80,000	\$468,486	\$428,451
2022	\$334,501	\$55,000	\$389,501	\$389,501
2021	\$274,767	\$55,000	\$329,767	\$329,767
2020	\$239,361	\$55,000	\$294,361	\$294,361

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.