



Address: [9724 SINCLAIR ST](#)
City: FORT WORTH
Georeference: 17781C-45-7
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500F

Latitude: 32.9163177111
Longitude: -97.2927881173
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 7

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40324362

Site Name: HERITAGE ADDITION-FORT WORTH-45-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,037

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:

METTES FAMILY TRUST

Primary Owner Address:

9724 SINCLAIR ST
FORT WORTH, TX 76244

Deed Date: 12/12/2019

Deed Volume:

Deed Page:

Instrument: [D221035140](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
METTES BROOKE A;METTES MATTHEW T	12/12/2019	D219286491		
LUBEROFF CHRISTOPHER S	6/15/2015	D215128420		
WOODSON GENENA D	10/14/2011	D211253311	0000000	0000000
WOODSON CARTER M;WOODSON GENENA	2/28/2006	D206072967	0000000	0000000
RICHMOND AMERICAN HOMES OF TX	1/8/2004	D204009369	0000000	0000000
SHEFFIELD L P	1/1/2003	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 ⁺
2025	\$370,000	\$80,000	\$450,000	\$450,000
2024	\$370,000	\$80,000	\$450,000	\$450,000
2023	\$420,283	\$80,000	\$500,283	\$419,200
2022	\$360,403	\$55,000	\$415,403	\$381,091
2021	\$295,000	\$55,000	\$350,000	\$346,446
2020	\$259,951	\$55,000	\$314,951	\$314,951

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.