



**Address:** [9744 SINCLAIR ST](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-45-10  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500F

**Latitude:** 32.9168453819  
**Longitude:** -97.2927366478  
**TAD Map:** 2060-452  
**MAPSCO:** TAR-022S



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

**PROPERTY DATA**

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 45 Lot 10

**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:** 2005  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40324397  
**Site Name:** HERITAGE ADDITION-FORT WORTH-45-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,176  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,405  
**Land Acres<sup>\*</sup>:** 0.1699  
**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:**

MENARD RYNE  
MENARD ALLISON K  
**Primary Owner Address:**  
9744 SINCLAIR ST  
FORT WORTH, TX 76244

**Deed Date:** 3/6/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223037694](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUBJECK JACQUELINE N	8/16/2021	<a href="#">D221237947</a>		
TALBOT ANDREA D;TALBOT GRANT A	5/28/2019	<a href="#">D219114939</a>		
MACGORMAN ADAM;MACGORMAN RACHEL	4/28/2016	<a href="#">D216088158</a>		
RAYBURN JOHN;RAYBURN SHELLEY	7/13/2012	<a href="#">D212174666</a>	0000000	0000000
RAYBURN INVESTMENT PROP LLC	1/10/2012	<a href="#">D212008165</a>	0000000	0000000
NATIONAL RESIDENTIAL NOMINEE	1/9/2012	<a href="#">D212008164</a>	0000000	0000000
TURK /OR LAURIE M;TURK JASON T	7/14/2006	<a href="#">D206296727</a>	0000000	0000000
TURK JASON T;TURK LAURIE M	1/24/2006	<a href="#">D206025987</a>	0000000	0000000
MHI PARTNERSHIP LTD	6/6/2005	<a href="#">D205179978</a>	0000000	0000000
NORTH FW DEVELOPMENT JV	8/28/2003	<a href="#">D204035373</a>	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 <sup>+</sup>
2025	\$418,791	\$80,000	\$498,791	\$498,791
2024	\$418,791	\$80,000	\$498,791	\$498,791
2023	\$441,186	\$80,000	\$521,186	\$478,828
2022	\$380,298	\$55,000	\$435,298	\$435,298
2021	\$312,934	\$55,000	\$367,934	\$360,808
2020	\$273,007	\$55,000	\$328,007	\$328,007

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

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## Tarrant Appraisal District Property Information | PDF

- 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.