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Address: [9752 SINCLAIR ST](#)
City: FORT WORTH
Georeference: 17781C-45-12
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500F

Latitude: 32.9170772745
Longitude: -97.292472615
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 12

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)

Site Number: 40324419

Site Name: HERITAGE ADDITION-FORT WORTH-45-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,074

Percent Complete: 100%

Land Sqft^{*}: 6,050

Land Acres^{*}: 0.1388

Pool: N

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$415,000

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DEWS LYDIA L

Primary Owner Address:

9752 SINCLAIR ST
KELLER, TX 76244

Deed Date: 12/27/2019

Deed Volume:

Deed Page:

Instrument: [D219297958](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAHAN BEVERLY NELL;TRAHAN TERRELL PHILLIP	9/10/2018	D218202861		
BOYD TED W;BOYD TRACEY A	5/24/2007	D207213213	0000000	0000000
WRH TEXAS LP	12/7/2006	D206391053	0000000	0000000
MHI PARTNERSHIP LTD	2/15/2006	D206051670	0000000	0000000
RAH OF TEXAS LP	6/17/2005	D205197719	0000000	0000000
NORTH FW DEVELOPMENT JV	8/28/2003	D204035373	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	\$309,000	\$80,000	\$389,000	\$389,000
2024	\$335,000	\$80,000	\$415,000	\$399,300
2023	\$385,000	\$80,000	\$465,000	\$363,000
2022	\$369,269	\$55,000	\$424,269	\$330,000
2021	\$245,000	\$55,000	\$300,000	\$300,000
2020	\$245,000	\$55,000	\$300,000	\$300,000

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.