



**Address:** [940 SUNRISE DR](#)  
**City:** KENNEDALE  
**Georeference:** 3900-8-9  
**Subdivision:** BROOKSTONE ESTATES  
**Neighborhood Code:** 1L110C

**Latitude:** 32.6397497159  
**Longitude:** -97.209807319  
**TAD Map:** 2084-352  
**MAPSCO:** TAR-108F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BROOKSTONE ESTATES Block  
8 Lot 9

**Jurisdictions:**

CITY OF KENNEDALE (014)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNEDEALE ISD (914)

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40476391

**Site Name:** BROOKSTONE ESTATES-8-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,838

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,071

**Land Acres<sup>\*</sup>:** 0.3230

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

WILSON GEOFFREY

WILSON BRIDGET

**Primary Owner Address:**

940 SUNRISE DR  
KENNEDEALE, TX 76060

**Deed Date:** 6/15/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218133870](#)

| Previous Owners                                    | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| MCNINCH CHRISTOPHER WENDELL;MCNINCH HANNAH KATHRYN | 3/6/2015   | <a href="#">D215047264</a> |             |           |
| FIRST TEXAS HOMES INC                              | 7/23/2014  | <a href="#">D214158090</a> | 0000000     | 0000000   |
| BROOKSTONE PARTNERS LTD                            | 10/20/2006 | <a href="#">D206331759</a> | 0000000     | 0000000   |
| PENNINGTON FAMILY LTD PRTNSHP                      | 3/11/2004  | <a href="#">D204127615</a> | 0000000     | 0000000   |
| WILLIAMS DONALD E ETAL JR                          | 1/1/2004   | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$395,513          | \$75,000    | \$470,513    | \$470,513                    |
| 2024 | \$395,513          | \$75,000    | \$470,513    | \$470,513                    |
| 2023 | \$536,724          | \$75,000    | \$611,724    | \$502,880                    |
| 2022 | \$382,164          | \$75,000    | \$457,164    | \$457,164                    |
| 2021 | \$338,860          | \$75,000    | \$413,860    | \$413,860                    |
| 2020 | \$309,281          | \$75,000    | \$384,281    | \$384,281                    |

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.