



**Address:** [9049 GOLDEN SUNSET TR](#)  
**City:** FORT WORTH  
**Georeference:** 817H-31-13  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9044502333  
**Longitude:** -97.295758283  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-036A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARCADIA PARK ADDITION  
Block 31 Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2011

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 7/12/2024

**Site Number:** 40589625

**Site Name:** ARCADIA PARK ADDITION-31-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,262

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

POWELL AARON

POWELL ALLISON

**Primary Owner Address:**

9049 GOLDEN SUNSET TRL  
FORT WORTH, TX 76244

**Deed Date:** 7/6/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223118925](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ KELLI A	8/12/2011	<a href="#">D211279568</a>	0000000	0000000
K HOVNANIAN HOMES DFW LLC	7/29/2008	<a href="#">D209205704</a>	0000000	0000000
DREES CUSTOM HOMES LP	1/18/2006	<a href="#">D206021404</a>	0000000	0000000
ARCADIA LOTS LTD	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	\$402,809	\$70,000	\$472,809	\$472,809
2024	\$402,809	\$70,000	\$472,809	\$472,809
2023	\$418,524	\$70,000	\$488,524	\$423,660
2022	\$356,720	\$55,000	\$411,720	\$385,145
2021	\$307,129	\$55,000	\$362,129	\$350,132
2020	\$263,302	\$55,000	\$318,302	\$318,302

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.