



**Address:** [8900 SUN HAVEN WAY](#)  
**City:** FORT WORTH  
**Georeference:** 44358-3-38  
**Subdivision:** VALLEY BROOK  
**Neighborhood Code:** 3K300I

**Latitude:** 32.9013618966  
**Longitude:** -97.2583950783  
**TAD Map:** 2072-448  
**MAPSCO:** TAR-037A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VALLEY BROOK Block 3 Lot 38

**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:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$324,008

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

**Site Number:** 41161076

**Site Name:** VALLEY BROOK-3-38

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,704

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,200

**Land Acres<sup>\*</sup>:** 0.1193

**Pool:** N

<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:**

DUNNING JOSHUAH DAVID

**Primary Owner Address:**

8900 SUN HAVEN WAY  
FORT WORTH, TX 76244

**Deed Date:** 4/22/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225071253](#)

| Previous Owners                            | Date      | Instrument                 | Deed Volume | Deed Page |
|--|-----------|----------------------------|-------------|-----------|
| INZUNZA-JAUREQUI GLADYS L.;JAUREQUI MARK P | 6/11/2021 | <a href="#">D221171403</a> |             |           |
| TORRES DEBBIE                              | 8/26/2011 | <a href="#">D211215884</a> | 0000000     | 0000000   |
| KB HOME LONE STAR LP                       | 5/1/2009  | <a href="#">D209121153</a> | 0000000     | 0000000   |
| KBL II PARTNERS LTD                        | 1/1/2006  | 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 | \$264,008          | \$60,000    | \$324,008    | \$324,008                    |
| 2024 | \$264,008          | \$60,000    | \$324,008    | \$318,967                    |
| 2023 | \$257,608          | \$60,000    | \$317,608    | \$289,970                    |
| 2022 | \$218,609          | \$45,000    | \$263,609    | \$263,609                    |
| 2021 | \$181,165          | \$45,000    | \$226,165    | \$226,165                    |
| 2020 | \$164,105          | \$45,000    | \$209,105    | \$209,105                    |

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.