



Address: [8944 SUN HAVEN WAY](#)
City: FORT WORTH
Georeference: 44358-3-49
Subdivision: VALLEY BROOK
Neighborhood Code: 3K300I

Latitude: 32.9025605103
Longitude: -97.2581967175
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 49

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41161181

Site Name: VALLEY BROOK-3-49

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,428

Percent Complete: 100%

Land Sqft^{*}: 5,237

Land Acres^{*}: 0.1202

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:

SAINI RAGHYRVIR S

SAINI MALKEET K

Primary Owner Address:

3349 PECAN HOLLOW CT
GRAPEVINE, TX 76051

Deed Date: 9/19/2016

Deed Volume:

Deed Page:

Instrument: [D216219702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERSON HEATHER	9/26/2014	D214251797		
SANDERSON BENJAMIN;SANDERSON HEATHER	8/6/2007	D207294304	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	8/5/2007	D207294303	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	4/9/2007	D207172386	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 ⁺
2025	\$218,767	\$60,000	\$278,767	\$278,767
2024	\$218,767	\$60,000	\$278,767	\$278,767
2023	\$213,517	\$60,000	\$273,517	\$273,517
2022	\$181,395	\$45,000	\$226,395	\$226,395
2021	\$150,549	\$45,000	\$195,549	\$195,549
2020	\$140,102	\$45,000	\$185,102	\$185,102

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

There are no exemptions for this property

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.