



Address: [8849 SUN HAVEN WAY](#)
City: FORT WORTH
Georeference: 44358-5-11
Subdivision: VALLEY BROOK
Neighborhood Code: 3K300I

Latitude: 32.9013405556
Longitude: -97.2589466899
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 5 Lot 11

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: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$293,153

Protest Deadline Date: 5/24/2024

Site Number: 41161343
Site Name: VALLEY BROOK-5-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,572
Percent Complete: 100%
Land Sqft^{*}: 4,400
Land Acres^{*}: 0.1010
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:

EMMITT ROSA G

Primary Owner Address:

8849 SUNHAVEN WAY
KELLER, TX 76244

Deed Date: 5/1/2019

Deed Volume:

Deed Page:

Instrument: [D219095044](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EMMIT ROSA TOVAR	10/16/2008	D208396288	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	10/15/2008	D208396287	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	7/2/2008	D208262542	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	\$233,153	\$60,000	\$293,153	\$293,153
2024	\$233,153	\$60,000	\$293,153	\$273,109
2023	\$227,532	\$60,000	\$287,532	\$248,281
2022	\$193,179	\$45,000	\$238,179	\$225,710
2021	\$160,191	\$45,000	\$205,191	\$205,191
2020	\$149,016	\$45,000	\$194,016	\$194,016

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.