



Address: [8905 SUN HAVEN WAY](#)
City: FORT WORTH
Georeference: 44358-5-13
Subdivision: VALLEY BROOK
Neighborhood Code: 3K300I

Latitude: 32.9015556317
Longitude: -97.2589120307
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 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: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41161378
Site Name: VALLEY BROOK-5-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,408
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:

CHENG CHOI FUNG

Primary Owner Address:

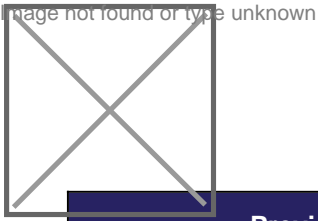
13176 JONATA ST
FRISCO, TX 75035

Deed Date: 4/3/2015

Deed Volume:

Deed Page:

Instrument: [D215067869](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------------------|-------------|-----------|
| MENDOZA ANNETTE;MENDOZA TOMAS JR | 6/26/2008 | D208249952 | 0000000 | 0000000 |
| LENNAR HOMES OF TEXAS | 6/25/2008 | D208249951 | 0000000 | 0000000 |
| LENNAR HMS OF TEXAS LAND & CON | 4/9/2008 | D208131452 | 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 | \$218,397 | \$60,000 | \$278,397 | \$278,397 |
| 2024 | \$218,397 | \$60,000 | \$278,397 | \$278,397 |
| 2023 | \$213,166 | \$60,000 | \$273,166 | \$273,166 |
| 2022 | \$181,173 | \$45,000 | \$226,173 | \$226,173 |
| 2021 | \$150,453 | \$45,000 | \$195,453 | \$195,453 |
| 2020 | \$140,051 | \$45,000 | \$185,051 | \$185,051 |

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.