



**Address:** [8917 SUN HAVEN WAY](#)  
**City:** FORT WORTH  
**Georeference:** 44358-5-16  
**Subdivision:** VALLEY BROOK  
**Neighborhood Code:** 3K300I

**Latitude:** 32.9018839458  
**Longitude:** -97.258857108  
**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 16

**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:** RYAN LLC (00320R)

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

**Site Number:** 41161408  
**Site Name:** VALLEY BROOK-5-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,240  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,400  
**Land Acres<sup>\*</sup>:** 0.1010  
**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:**

AMH 2014-1 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 5/21/2014  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D214108141](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AH4R-TX LLC	8/7/2012	<a href="#">D213018236</a>	0000000	0000000
SHANNON JEREMY	3/28/2008	<a href="#">D208113873</a>	0000000	0000000
LENNAR HOMES OF TEXAS	3/28/2008	<a href="#">D208113872</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	12/17/2007	<a href="#">D207450305</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	\$178,493	\$60,000	\$238,493	\$238,493
2024	\$202,342	\$60,000	\$262,342	\$262,342
2023	\$198,252	\$60,000	\$258,252	\$258,252
2022	\$168,639	\$45,000	\$213,639	\$213,639
2021	\$135,000	\$45,000	\$180,000	\$180,000
2020	\$121,712	\$45,000	\$166,712	\$166,712

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.