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**Address:** [8933 SUN HAVEN WAY](#)  
**City:** FORT WORTH  
**Georeference:** 44358-5-20  
**Subdivision:** VALLEY BROOK  
**Neighborhood Code:** 3K300I

**Latitude:** 32.9023209561  
**Longitude:** -97.2587874569  
**TAD Map:** 2072-448  
**MAPSCO:** TAR-037A



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

## PROPERTY DATA

**Legal Description:** VALLEY BROOK Block 5 Lot 20

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 41161440

**Site Name:** VALLEY BROOK-5-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,040

**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:**

BLOYD DEREK EDWARD

**Primary Owner Address:**

8933 SUN HAVEN WAY  
KELLER, TX 76244-5158

**Deed Date:** 9/22/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217221246](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS MARSHARI	11/20/2007	<a href="#">D207422267</a>	0000000	0000000
LENNAR HOMES OF TEXAS	11/19/2007	<a href="#">D207422266</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	6/7/2007	<a href="#">D207200985</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	\$155,130	\$60,000	\$215,130	\$215,130
2024	\$155,130	\$60,000	\$215,130	\$215,130
2023	\$176,890	\$60,000	\$236,890	\$206,154
2022	\$150,611	\$45,000	\$195,611	\$187,413
2021	\$125,375	\$45,000	\$170,375	\$170,375
2020	\$116,835	\$45,000	\$161,835	\$161,835

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.