



Address: [8937 SUN HAVEN WAY](#)
City: FORT WORTH
Georeference: 44358-5-21
Subdivision: VALLEY BROOK
Neighborhood Code: 3K300I

Latitude: 32.9024264575
Longitude: -97.2587696571
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 21

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 41161459

Site Name: VALLEY BROOK-5-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,428

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:

DFIRST INVESTMENT LLC

Primary Owner Address:

PO BOX 1392
KELLER, TX 76244

Deed Date: 4/26/2016

Deed Volume:

Deed Page:

Instrument: [D216108443](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN THAM	9/28/2015	D215228356		
MALDONADO ELIZABETH;MALDONADO JOHN	8/23/2007	D207310142	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	\$207,000	\$60,000	\$267,000	\$267,000
2024	\$207,000	\$60,000	\$267,000	\$267,000
2023	\$202,000	\$60,000	\$262,000	\$262,000
2022	\$176,000	\$45,000	\$221,000	\$221,000
2021	\$145,000	\$45,000	\$190,000	\$190,000
2020	\$133,000	\$45,000	\$178,000	\$178,000

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.