



**Address:** [9020 SUN HAVEN WAY](#)  
**City:** FORT WORTH  
**Georeference:** 44358-3-56  
**Subdivision:** VALLEY BROOK  
**Neighborhood Code:** 3K300I

**Latitude:** 32.9033237683  
**Longitude:** -97.2580734426  
**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 3 Lot 56

**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:** 2009

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$293,652

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

**Site Number:** 41425200

**Site Name:** VALLEY BROOK-3-56

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,562

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,200

**Land Acres<sup>\*</sup>:** 0.1193

**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:**

WANG JULIA

**Primary Owner Address:**

13237 LARKS VIEW POINT  
FORT WORTH, TX 76244

**Deed Date:** 2/24/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225030972](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS SAMMY G	11/24/2009	<a href="#">D209316169</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	5/1/2009	<a href="#">D209121152</a>	0000000	0000000
KB HOME LONE STAR LP	6/27/2008	<a href="#">D208260147</a>	0000000	0000000
KBL II PARTNERS LTD	1/1/2008	00000000000000	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	\$193,000	\$60,000	\$253,000	\$253,000
2024	\$233,652	\$60,000	\$293,652	\$273,738
2023	\$228,025	\$60,000	\$288,025	\$248,853
2022	\$193,662	\$45,000	\$238,662	\$226,230
2021	\$160,664	\$45,000	\$205,664	\$205,664
2020	\$149,486	\$45,000	\$194,486	\$194,486

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.