



**Address:** [9045 SUN HAVEN WAY](#)  
**City:** FORT WORTH  
**Georeference:** 44358-4-11  
**Subdivision:** VALLEY BROOK  
**Neighborhood Code:** 3K300I

**Latitude:** 32.904027601  
**Longitude:** -97.2585087445  
**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 4 Lot 11

**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:** 2010

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 41425952  
**Site Name:** VALLEY BROOK-4-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,438  
**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**

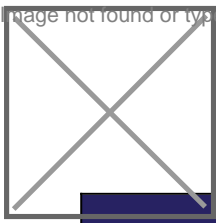
**Current Owner:**

KARKI KC FAMILY TRUST

**Primary Owner Address:**

1922 COOPERS HAWK DR  
ARLINGTON, TX 76005

**Deed Date:** 3/18/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225052063](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KC PARIKCHYA	12/12/2016	<a href="#">D216299033</a>		
MEDRANO ALEXIS R;MEDRANO JORGE	12/1/2010	<a href="#">D210298802</a>	0000000	0000000
LENNAR HOMES OF TX SALES & MKT	11/30/2010	<a href="#">D210298801</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	5/1/2009	<a href="#">D209121152</a>	0000000	0000000
KBL II PARTNERS LTD	1/1/2008	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	\$192,224	\$60,000	\$252,224	\$252,224
2024	\$192,224	\$60,000	\$252,224	\$252,224
2023	\$217,401	\$60,000	\$277,401	\$277,401
2022	\$131,400	\$45,000	\$176,400	\$176,400
2021	\$131,400	\$45,000	\$176,400	\$176,400
2020	\$131,400	\$45,000	\$176,400	\$176,400

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.