



**Address:** [9525 SINCLAIR ST](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-160-18  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500G

**Latitude:** 32.912506607  
**Longitude:** -97.2938433089  
**TAD Map:** 2060-452  
**MAPSCO:** TAR-022W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 160 Lot 18

**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)

**Site Number:** 41573226

**Site Name:** HERITAGE ADDITION-FORT WORTH-160-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,512

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$453,212

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

<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:**

GREENGUS RANDALL W  
GREENGUS DONNA F

**Primary Owner Address:**

9525 SINCLAIR ST  
FORT WORTH, TX 76244

**Deed Date:** 3/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224046748](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATOLI MICHAEL W	6/19/2023	<a href="#">D224046747</a>		
NATOLI KATHY L EST;NATOLI MICHAEL W	2/20/2014	<a href="#">D214034982</a>	0000000	0000000
WEEKLEY HOMES LLC	11/15/2012	<a href="#">D212296850</a>	0000000	0000000
HILLWOOD ALLIANCE RES LP	1/1/2011	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	\$363,212	\$90,000	\$453,212	\$453,212
2024	\$363,212	\$90,000	\$453,212	\$453,212
2023	\$413,823	\$90,000	\$503,823	\$400,113
2022	\$327,538	\$80,000	\$407,538	\$363,739
2021	\$250,672	\$80,000	\$330,672	\$330,672
2020	\$251,803	\$80,000	\$331,803	\$320,923

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.