



**Address:** [1412 SUN DR](#)  
**City:** WHITE SETTLEMENT  
**Georeference:** 40964--10  
**Subdivision:** SUNVIEW ADDITION PH VII  
**Neighborhood Code:** 2W200B

**Latitude:** 32.7431294447  
**Longitude:** -97.4702682451  
**TAD Map:** 2006-388  
**MAPSCO:** TAR-073E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNVIEW ADDITION PH VII Lot 10

**Jurisdictions:**

CITY OF WHITE SETTLEMENT (030)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800005092  
**Site Name:** SUNVIEW ADDITION PH VII 10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,118  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,666  
**Land Acres<sup>\*</sup>:** 0.1760  
**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:**

2004-0000179 LLC

**Primary Owner Address:**

11107 SUNSET HILLS RD STE 200  
RESTON, VA 20190

**Deed Date:** 12/11/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220328015](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHANI BAHARI;NOORULLAH FNU	12/9/2020	<a href="#">D220329583</a>		
DAVIS JEAN C;DAVIS WILLIE JAMES III	5/24/2016	<a href="#">D216110612</a>		
CHELDAN HOMES LP	9/18/2015	<a href="#">D215212559</a>		



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	\$384,483	\$50,000	\$434,483	\$434,483
2024	\$384,483	\$50,000	\$434,483	\$434,483
2023	\$374,171	\$50,000	\$424,171	\$424,171
2022	\$316,034	\$45,000	\$361,034	\$361,034
2021	\$256,963	\$45,000	\$301,963	\$301,963
2020	\$277,482	\$45,000	\$322,482	\$322,482

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.