



**Address:** [9312 SUNRISE TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264F-10-4  
**Subdivision:** LAKES OF RIVER TRAILS EAST  
**Neighborhood Code:** 3T010L

**Latitude:** 32.7946527118  
**Longitude:** -97.1747370681  
**TAD Map:** 2096-408  
**MAPSCO:** TAR-067F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKES OF RIVER TRAILS EAST  
Block 10 Lot 4

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$589,554

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

**Site Number:** 800049631

**Site Name:** LAKES OF RIVER TRAILS EAST 10 4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,838

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

SIMHADRI SARATHCHANDRA  
TATI MOUNIKA

**Primary Owner Address:**

9312 SUNRISE TRL  
FORT WORTH, TX 76118

**Deed Date:** 12/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221378215](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OUR COUNTRY HOMES LLC	11/6/2020	<a href="#">D220294154</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	\$518,987	\$70,567	\$589,554	\$589,554
2024	\$518,987	\$70,567	\$589,554	\$550,893
2023	\$494,934	\$70,567	\$565,501	\$500,812
2022	\$384,717	\$70,567	\$455,284	\$455,284
2021	\$0	\$47,250	\$47,250	\$47,250
2020	\$0	\$47,250	\$47,250	\$47,250

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.