



**Address:** [9320 SUNRISE TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264F-13-1  
**Subdivision:** LAKES OF RIVER TRAILS EAST  
**Neighborhood Code:** 3T010L

**Latitude:** 32.7946531307  
**Longitude:** -97.1743839756  
**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 13 Lot 1

**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:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$507,089  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800049658  
**Site Name:** LAKES OF RIVER TRAILS EAST 13 1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,379  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,662  
**Land Acres<sup>\*</sup>:** 0.1300  
**Pool:** N

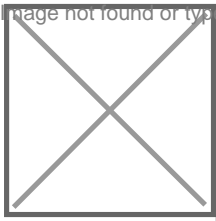
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
KENDRICKS NICHOLAS GERARD  
JOHNSON CANDY MION  
**Primary Owner Address:**  
9320 SUNRISE TRL  
FORT WORTH, TX 76118

**Deed Date:** 8/16/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221236688](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	11/16/2020	<a href="#">D220316320</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	\$449,337	\$57,752	\$507,089	\$507,089
2024	\$449,337	\$57,752	\$507,089	\$473,758
2023	\$428,641	\$57,752	\$486,393	\$430,689
2022	\$333,783	\$57,752	\$391,535	\$391,535
2021	\$0	\$44,625	\$44,625	\$44,625
2020	\$0	\$44,625	\$44,625	\$44,625

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)
- DISABLED VET 70 to 99 PCT 11.22

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.