



Address: [9344 SUNRISE TR](#)
City: FORT WORTH
Georeference: 23264F-13-7
Subdivision: LAKES OF RIVER TRAILS EAST
Neighborhood Code: 3T010L

Latitude: 32.7946556928
Longitude: -97.1735800887
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 7

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: 4/15/2025
Notice Value: \$504,550
Protest Deadline Date: 5/24/2024

Site Number: 800049663
Site Name: LAKES OF RIVER TRAILS EAST 13 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,449
Percent Complete: 100%
Land Sqft^{*}: 4,356
Land Acres^{*}: 0.1000
Pool: N

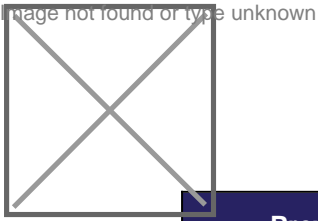
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
LELEUX HANNAH M
GONZALEZ-MARTINEZ CARLOS F
Primary Owner Address:
9344 SUNRISE TRL
FORT WORTH, TX 76118

Deed Date: 7/30/2021
Deed Volume:
Deed Page:
Instrument: [D221222879](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OUR COUNTRY HOMES LLC	10/21/2020	D220275657		

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 ⁺
2025	\$460,119	\$44,431	\$504,550	\$504,550
2024	\$460,119	\$44,431	\$504,550	\$467,790
2023	\$438,998	\$44,431	\$483,429	\$425,264
2022	\$342,173	\$44,431	\$386,604	\$386,604
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)

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.