



Address: [9348 SUNRISE TR](#)
City: FORT WORTH
Georeference: 23264F-13-8
Subdivision: LAKES OF RIVER TRAILS EAST
Neighborhood Code: 3T010L

Latitude: 32.7946552215
Longitude: -97.1734489688
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 8

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: 2020

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$495,570

Protest Deadline Date: 5/24/2024

Site Number: 800049655

Site Name: LAKES OF RIVER TRAILS EAST 13 8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,600

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:

KHATIWADA YUBARAJ

KHATIWADA SARALA GHIMIRE

Primary Owner Address:

9348 SUNRISE TRL
FORT WORTH, TX 76118

Deed Date: 1/7/2021

Deed Volume:

Deed Page:

Instrument: [D221005544](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	8/7/2020	D220197576		

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	\$384,187	\$44,431	\$428,618	\$428,618
2024	\$451,139	\$44,431	\$495,570	\$412,625
2023	\$458,690	\$44,431	\$503,121	\$375,114
2022	\$296,582	\$44,431	\$341,013	\$341,013
2021	\$328,775	\$63,750	\$392,525	\$392,525
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.