



## LOCATION

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**Address:** [10012 SEDGEWICK RD](#)  
**City:** FORT WORTH  
**Georeference:** 40892-9-23  
**Subdivision:** SUNSET HILLS ADDITION  
**Neighborhood Code:** 3K500I

**Latitude:** 32.9219055905  
**Longitude:** -97.3001396385  
**TAD Map:** 2060-456  
**MAPSCO:** TAR-021V



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** SUNSET HILLS ADDITION Block  
9 Lot 23

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40086968  
**Site Name:** SUNSET HILLS ADDITION-9-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,840  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,227  
**Land Acres<sup>\*</sup>:** 0.1199  
**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

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**Current Owner:**

SAMANGEL LIVING TRUST

**Primary Owner Address:**

1005 NORMANDY DR  
SOUTHLAKE, TX 76092

**Deed Date:** 5/26/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222250986](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HE LIPING;YU HONG	10/10/2013	<a href="#">D213266773</a>	0000000	0000000
SMITH KATRINA L;SMITH PETE R	10/16/2012	000000000000000	0000000	0000000
GEORGE ROBERT C	6/7/2010	<a href="#">D210135452</a>	0000000	0000000
GEORGE JACQUELINE;GEORGE ROBERT	9/22/2009	<a href="#">D209255296</a>	0000000	0000000
SMITH KATRINA WELCH;SMITH PETE R	8/19/2008	<a href="#">D208331109</a>	0000000	0000000
BALLARD ELISA;BALLARD JAMISON R	10/1/2004	<a href="#">D204326879</a>	0000000	0000000
LEGACY MONTEREY HOMES LP	5/25/2004	<a href="#">D204163713</a>	0000000	0000000
FTW SUNSET HILL L P	1/1/2002	000000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$187,131	\$70,000	\$257,131	\$257,131
2023	\$215,000	\$70,000	\$285,000	\$285,000
2022	\$216,000	\$45,000	\$261,000	\$261,000
2021	\$168,000	\$45,000	\$213,000	\$213,000
2020	\$168,000	\$45,000	\$213,000	\$213,000

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.