



## LOCATION

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**Address:** [9701 SINCLAIR ST](#)

**City:** FORT WORTH

**Georeference:** 17781C-42-1-71

**Subdivision:** HERITAGE ADDITION-FORT WORTH

**Neighborhood Code:** 3K500F

**Latitude:** 32.9154338407

**Longitude:** -97.2933778039

**TAD Map:** 2060-452

**MAPSCO:** TAR-022S



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:** HERITAGE ADDITION-FORT WORTH Block 42 Lot 1 PER PLAT A-8595

**Jurisdictions:**

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CFW PID #7 HERITAGE - RESIDENTIAL (608)

KELLER ISD (907)

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40323536

**Site Name:** HERITAGE ADDITION-FORT WORTH-42-1-71

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,970

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,970

**Land Acres<sup>\*</sup>:** 0.1600

**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:**

ZHENG WEN HONG

**Primary Owner Address:**

1616 FALMOUTH DR

PLANO, TX 75025-3461

**Deed Date:** 12/12/2008

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D208458712](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WRH TEXAS LP	10/2/2007	<a href="#">D207356834</a>	0000000	0000000
MHI PARTNERSHIP LTD	7/3/2006	<a href="#">D206210147</a>	0000000	0000000
SHEFFIELD LP ETAL N FW DEV JV	8/28/2003	<a href="#">D204035373</a>	0000000	0000000
SHEFFIELD L P	1/1/2003	00000000000000	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	\$270,000	\$80,000	\$350,000	\$350,000
2023	\$289,928	\$80,000	\$369,928	\$369,928
2022	\$271,000	\$55,000	\$326,000	\$326,000
2021	\$191,000	\$55,000	\$246,000	\$246,000
2020	\$191,000	\$55,000	\$246,000	\$246,000

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.