

## LOCATION

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**Address:** [9761 SINCLAIR ST](#)

**City:** FORT WORTH

**Georeference:** 17781C-42-15

**Subdivision:** HERITAGE ADDITION-FORT WORTH

**Neighborhood Code:** 3K500F

**Latitude:** 32.9175780587

**Longitude:** -97.2926456599

**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 15

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40323684

**Site Name:** HERITAGE ADDITION-FORT WORTH-42-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,055

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,050

**Land Acres<sup>\*</sup>:** 0.1388

**Pool:** N

+++ Rounded.

\* 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:**

CHACON FRANCISCO

CHACON MARTHA

**Primary Owner Address:**

9761 SINCLAIR ST

KELLER, TX 76244-5889

**Deed Date:** 5/15/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206152615](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	2/22/2005	<a href="#">D205063633</a>	0000000	0000000
NORTH FW DEVELOPMENT JV	8/28/2003	<a href="#">D204035373</a>	0000000	0000000
SHEFFIELD L P	1/1/2003	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	\$351,292	\$80,000	\$431,292	\$431,292
2023	\$394,558	\$80,000	\$474,558	\$421,542
2022	\$358,834	\$55,000	\$413,834	\$383,220
2021	\$298,117	\$55,000	\$353,117	\$348,382
2020	\$261,711	\$55,000	\$316,711	\$316,711

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.