

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40676544

Address: 4716 BARBERRY TREE COVE

City: FORT WORTH

**Georeference:** 40672B-50-38

Subdivision: SUMMER CREEK RANCH ADDITION

Neighborhood Code: 4S004N

Latitude: 32.6023907009 Longitude: -97.3980459507

**TAD Map:** 2030-340 MAPSCO: TAR-103W





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

## PROPERTY DATA

Legal Description: SUMMER CREEK RANCH

**ADDITION Block 50 Lot 38** 

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CROWLEY ISD (912)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

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

Site Number: 40676544

Site Name: SUMMER CREEK RANCH ADDITION-50-38

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,465 Percent Complete: 100%

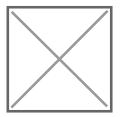
**Land Sqft**\*: 5,762 **Land Acres**\*: 0.1322

Pool: N

+++ Rounded.

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



## **OWNER INFORMATION**

Current Owner:
MCGHIE KEVIN P
MCGHIE BRANDI D
Primary Owner Address:
8015 BEN DAY MURRIN RD N
FORT WORTH, TX 76126

Deed Date: 1/14/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D210012150

| Previous Owners               | Date      | Instrument     | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------|-------------|-----------|
| WILEY BEVERLY M;WILEY BOBBY R | 4/28/2006 | D206131918     | 0000000     | 0000000   |
| DR HORTON - TEXAS LTD         | 6/8/2005  | D205165015     | 0000000     | 0000000   |
| CL TEXAS LP                   | 1/1/2004  | 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* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$242,193          | \$60,000    | \$302,193    | \$302,193        |
| 2023 | \$265,591          | \$60,000    | \$325,591    | \$325,591        |
| 2022 | \$242,514          | \$45,000    | \$287,514    | \$287,514        |
| 2021 | \$184,714          | \$45,000    | \$229,714    | \$229,714        |
| 2020 | \$184,714          | \$45,000    | \$229,714    | \$216,590        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.