

Tarrant Appraisal District Property Information | PDF Account Number: 40677346

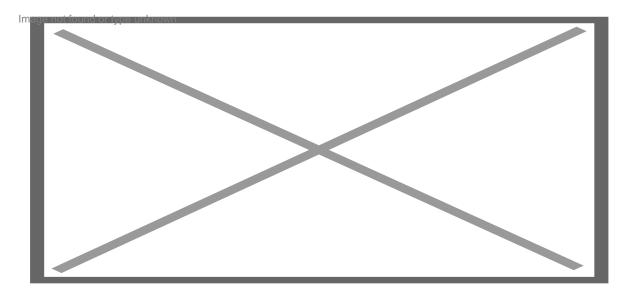
Address: <u>4717 BARBERRY TREE COVE</u> City: FORT WORTH Georeference: 40672B-56-13

Neighborhood Code: 4S004N

Subdivision: SUMMER CREEK RANCH ADDITION

Latitude: 32.6019391639 Longitude: -97.3980143272 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 56 Lot 13

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: None Protest Deadline Date: 5/15/2025

Site Number: 40677346 Site Name: SUMMER CREEK RANCH ADDITION-56-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,786 Percent Complete: 100% Land Sqft^{*}: 5,837 Land Acres^{*}: 0.1339 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: NATIVDAD MARIA MARIBEL

Primary Owner Address: 4717 BARBERRY CROWLEY, TX 76036 Deed Date: 9/28/2015 Deed Volume: Deed Page: Instrument: D215223113

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAN JANET SHAW TR;TAN PHILIP	2/7/2006	D206067686	000000	0000000
DR HORTON - TEXAS LTD	8/17/2005	D205250521	000000	0000000
CL TEXAS LP	1/1/2004	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$240,543	\$60,000	\$300,543	\$282,623
2023	\$259,665	\$60,000	\$319,665	\$256,930
2022	\$208,706	\$45,000	\$253,706	\$233,573
2021	\$167,339	\$45,000	\$212,339	\$212,339
2020	\$160,019	\$45,000	\$205,019	\$205,019

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.