

# Tarrant Appraisal District Property Information | PDF Account Number: 40677346

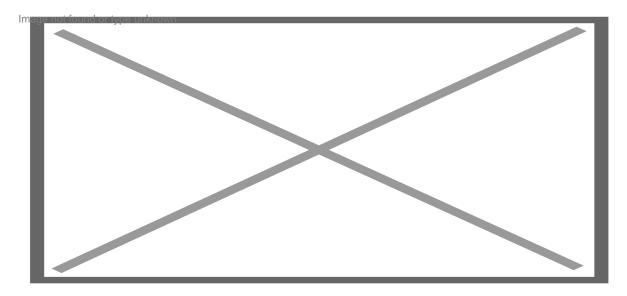
## Address: <u>4717 BARBERRY TREE COVE</u> City: FORT WORTH Georeference: 40672B-56-13

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<sup>+++</sup>: 1,786 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,837 Land Acres<sup>\*</sup>: 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.