

Tarrant Appraisal District

Property Information | PDF

Account Number: 40677435

Address: 9613 FLOWERING SPRING TR

City: FORT WORTH

Georeference: 40672B-56-22

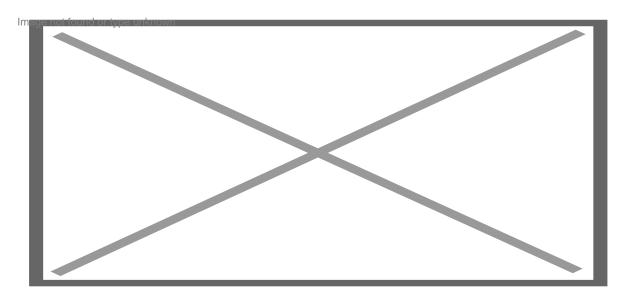
Subdivision: SUMMER CREEK RANCH ADDITION

Neighborhood Code: 4S004N

Latitude: 32.6016000555 **Longitude:** -97.3971096609

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 22

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: 40677435

Site Name: SUMMER CREEK RANCH ADDITION-56-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,569
Percent Complete: 100%

Land Sqft*: 6,970

Land Acres*: 0.1600

Pool: N

+++ Rounded

03-15-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner: ORTIZ YOLANDA

ORTIZ TOLANDA

Primary Owner Address:

9613 FLOWERING SPRING TRL

CROWLEY, TX 76036

Deed Date: 5/13/2016

Deed Volume:

Deed Page:

Instrument: D216101554

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REYES STEVE	11/20/2013	D213301567	0000000	0000000
LAWSON LARITA;LAWSON WILBURN	10/5/2005	D205307282	0000000	0000000
LEGACY/MONTEREY HOMES LP	3/30/2005	D205090371	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$272,000	\$60,000	\$332,000	\$299,475
2023	\$312,221	\$60,000	\$372,221	\$272,250
2022	\$250,461	\$45,000	\$295,461	\$247,500
2021	\$180,000	\$45,000	\$225,000	\$225,000
2020	\$180,000	\$45,000	\$225,000	\$225,000

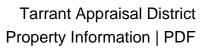
Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

03-15-2025 Page 2

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



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.

03-15-2025 Page 3