



Address: [4617 BARBERRY TREE COVE](#)
City: FORT WORTH
Georeference: 40672B-56-26
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6020208145
Longitude: -97.3967329664
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 26

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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40677486

Site Name: SUMMER CREEK RANCH ADDITION-56-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,950

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:
VAUGHN THUYKHOI
Primary Owner Address:
4617 BARBERRY TREE COVE
CROWLEY, TX 76036-9581

Deed Date: 5/8/2024
Deed Volume:
Deed Page:
Instrument: 142-24-085131

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAUGHN JAMES D;VAUGHN THUYKHOI	5/2/2008	D208167079	0000000	0000000
LIQUIDATION PROPERTIES INC	5/1/2008	D208167078	0000000	0000000
IB PROPERTY HOLDINGS LLC	8/8/2007	D207285429	0000000	0000000
MILLER GARY G;MILLER NORMA A	6/29/2006	D206217516	0000000	0000000
CL TEXAS LP	1/1/2004	0000000000000000	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	\$254,475	\$60,000	\$314,475	\$267,601
2023	\$234,000	\$60,000	\$294,000	\$243,274
2022	\$220,712	\$45,000	\$265,712	\$221,158
2021	\$156,053	\$45,000	\$201,053	\$201,053
2020	\$145,000	\$45,000	\$190,000	\$190,000

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.