

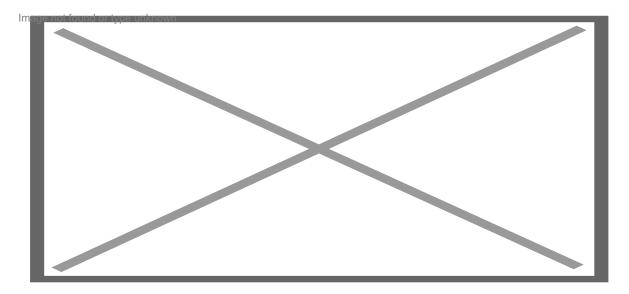
Tarrant Appraisal District Property Information | PDF Account Number: 40677486

Address: <u>4617 BARBERRY TREE COVE</u> 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	000000	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	000000000000000	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	\$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.