

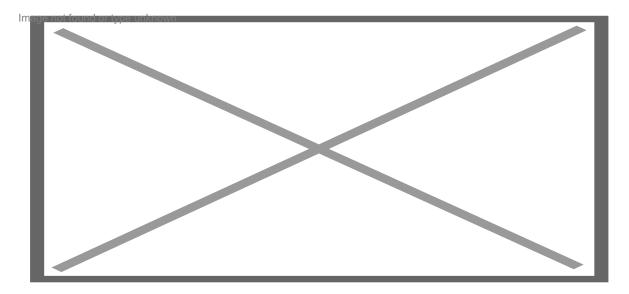
Tarrant Appraisal District Property Information | PDF Account Number: 40677486

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.