



Address: [4312 CAMPION LN](#)
City: FORT WORTH
Georeference: 40685-24-31
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8769060224
Longitude: -97.2918274855
TAD Map: 2060-440
MAPSCO: TAR-036N



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SUMMERFIELDS ADDITION
Block 24 Lot 31

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 1980
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$291,134
Protest Deadline Date: 5/24/2024

Site Number: 02994771
Site Name: SUMMERFIELDS ADDITION-24-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,354
Percent Complete: 100%
Land Sqft^{*}: 6,422
Land Acres^{*}: 0.1474
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:
NGUYEN THANH THI
Primary Owner Address:
4312 CAMPION LN
FORT WORTH, TX 76137-1111

Deed Date: 10/15/1997
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN SOAI VIET;NGUYEN T ETAL	4/1/1986	00085010000308	0008501	0000308



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	\$236,134	\$55,000	\$291,134	\$291,134
2024	\$236,134	\$55,000	\$291,134	\$278,179
2023	\$251,004	\$55,000	\$306,004	\$252,890
2022	\$203,920	\$40,000	\$243,920	\$229,900
2021	\$177,671	\$40,000	\$217,671	\$209,000
2020	\$150,000	\$40,000	\$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.