



Address: [4145 SPINDLETREE LN](#)
City: FORT WORTH
Georeference: 40685-31-13
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8793632828
Longitude: -97.2962167294
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 31 Lot 13
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: 1982
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$208,000
Protest Deadline Date: 5/24/2024

Site Number: 02997282
Site Name: SUMMERFIELDS ADDITION-31-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,073
Percent Complete: 100%
Land Sqft^{*}: 6,994
Land Acres^{*}: 0.1605
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:
CHRONISTER BRADY
Primary Owner Address:
4145 SPINDLETREE LN
FORT WORTH, TX 76137
Deed Date: 1/15/2025
Deed Volume:
Deed Page:
Instrument: [D225006865](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOOVER DEBORAH LYNN	1/9/2020	D220009684		
HOOVER DEBORAH LYNN;MCNARY JOHN WESLEY;WOLFF PRISCILLA ANN	8/30/2019	D220009683		
MCNARY MARY L	9/20/2004	D204301536	0000000	0000000
SHETRON JOHN R	8/23/1994	00117080001595	0011708	0001595
HOOVER DEBORAH L	3/1/1994	00114750000843	0011475	0000843
SEC OF HUD	8/4/1993	00113350001892	0011335	0001892
SIMMONS 1ST NATL BK PINE BL	8/3/1993	00111720001185	0011172	0001185
FOREMAN DAWN M;FOREMAN DOUGLAS D	2/27/1990	00098600001068	0009860	0001068
SECRETARY OF HUD	10/4/1989	00097690002297	0009769	0002297
CTX MORTGAGE CO	10/3/1989	00097200000338	0009720	0000338
HOWARD LESTER M;HOWARD MARGIE	7/14/1983	00075570002039	0007557	0002039
FOX & JACOBS INC	12/31/1900	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$153,000	\$55,000	\$208,000	\$208,000
2024	\$153,000	\$55,000	\$208,000	\$208,000
2023	\$153,000	\$55,000	\$208,000	\$208,000
2022	\$136,408	\$40,000	\$176,408	\$176,408
2021	\$122,731	\$40,000	\$162,731	\$162,731
2020	\$99,000	\$40,000	\$139,000	\$139,000

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

There are no exemptions for this property

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.