



Address: [4113 SPINDLETREE LN](#)
City: FORT WORTH
Georeference: 40685-31-21
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8793513369
Longitude: -97.2977974839
TAD Map: 2060-440
MAPSCO: TAR-035R



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 21

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

Protest Deadline Date: 5/24/2024

Site Number: 02997363

Site Name: SUMMERFIELDS ADDITION-31-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 952

Percent Complete: 100%

Land Sqft^{*}: 6,997

Land Acres^{*}: 0.1606

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:

TRINITY RIVER INVESTMENTS LLC

Primary Owner Address:

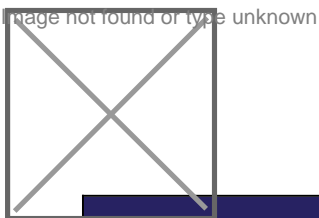
PO BOX 7522
FORT WORTH, TX 76111

Deed Date: 7/31/2020

Deed Volume:

Deed Page:

Instrument: [D220191710](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| AYC INVESTMENTS LLC | 2/4/2020 | D220038552 | | |
| AURAND JEFFREY L Y | 12/21/1992 | 00108890000887 | 0010889 | 0000887 |
| SECRETARY OF HUD | 8/8/1992 | 00107720000225 | 0010772 | 0000225 |
| SIMMONS FIRST NATL BK/PINE BL | 8/4/1992 | 00107260001192 | 0010726 | 0001192 |
| TROWE ELIZABETH A;TROWE ROBT C | 2/22/1991 | 00101840000633 | 0010184 | 0000633 |
| SECRETARY OF HUD | 9/26/1990 | 00100940001026 | 0010094 | 0001026 |
| CHANDLER JERRY;CHANDLER SHELLY | 3/23/1983 | 00074700000179 | 0007470 | 0000179 |
| 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 | \$130,000 | \$55,000 | \$185,000 | \$185,000 |
| 2024 | \$145,000 | \$55,000 | \$200,000 | \$200,000 |
| 2023 | \$130,000 | \$55,000 | \$185,000 | \$185,000 |
| 2022 | \$102,309 | \$40,000 | \$142,309 | \$142,309 |
| 2021 | \$102,309 | \$40,000 | \$142,309 | \$142,309 |
| 2020 | \$90,000 | \$40,000 | \$130,000 | \$130,000 |

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.