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Address: [4101 SPINDLETREE LN](#)
City: FORT WORTH
Georeference: 40685-31-24
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8793308741
Longitude: -97.2984125483
TAD Map: 2060-440
MAPSCO: TAR-035R



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

PROPERTY DATA

Legal Description: SUMMERFIELDS ADDITION
Block 31 Lot 24

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: \$346,693

Protest Deadline Date: 5/24/2024

Site Number: 02997401

Site Name: SUMMERFIELDS ADDITION-31-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,751

Percent Complete: 100%

Land Sqft^{*}: 10,169

Land Acres^{*}: 0.2334

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:

RUIZ PHILLIP D

Primary Owner Address:

4101 SPINDLETREE LN
FORT WORTH, TX 76137-1149

Deed Date: 9/15/1998

Deed Volume: 0013424

Deed Page: 0000275

Instrument: 00134240000275

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARTIN HEATHER W	8/27/1997	00129060000311	0012906	0000311
CREDIT SUISSE 1ST BOSTON MTG	4/1/1997	00127270002332	0012727	0002332
HASANIN DIYAA E;HASANIN IDA	11/22/1991	00104610001863	0010461	0001863
WEAVER ALBERT DENN JR	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	\$291,693	\$55,000	\$346,693	\$276,848
2024	\$291,693	\$55,000	\$346,693	\$251,680
2023	\$267,585	\$55,000	\$322,585	\$228,800
2022	\$168,000	\$40,000	\$208,000	\$208,000
2021	\$168,000	\$40,000	\$208,000	\$201,958
2020	\$177,965	\$40,000	\$217,965	\$183,598

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.