



**Address:** [4649 WINEBERRY DR](#)  
**City:** FORT WORTH  
**Georeference:** 40685-70-2  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K200N

**Latitude:** 32.8700069254  
**Longitude:** -97.2842060036  
**TAD Map:** 2066-436  
**MAPSCO:** TAR-036T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMERFIELDS ADDITION  
Block 70 Lot 2

**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:** 1981

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03007871

**Site Name:** SUMMERFIELDS ADDITION-70-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,240

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,442

**Land Acres<sup>\*</sup>:** 0.1708

**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:**

DUNCAN MICHAEL L  
DUNCAN CHON S

**Primary Owner Address:**

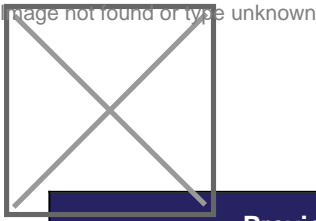
1208 BRIDLE LATCH DR  
HASLET, TX 76052-5809

**Deed Date:** 7/15/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204238825](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMBROSE DEBORAH;AMBROSE JOHN E	12/1/2000	00146370000545	0014637	0000545
INTHAPHOM S;INTHAPHOM THONGKHOUNE	2/24/1989	00095260001813	0009526	0001813
ADMINISTRATOR VETERAN AFFAIRS	7/5/1988	00093150001536	0009315	0001536
VAUGHAN BETTY G;VAUGHAN S L	10/26/1987	00091200002123	0009120	0002123
ADMINISTRATOR VETERAN AFFAIRS	1/8/1987	00088030000629	0008803	0000629
FED NATIONAL MORTGAGE ASSOC	12/3/1986	00087660002362	0008766	0002362
KERBOW;KERBOW ROGER A	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 <sup>+</sup>
2025	\$171,000	\$45,000	\$216,000	\$216,000
2024	\$181,969	\$45,000	\$226,969	\$226,969
2023	\$216,230	\$45,000	\$261,230	\$261,230
2022	\$175,558	\$35,000	\$210,558	\$210,558
2021	\$122,553	\$35,000	\$157,553	\$157,553
2020	\$122,553	\$35,000	\$157,553	\$157,553

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.