



**Address:** [3749 CHADDYBROOK LN](#)  
**City:** FORT WORTH  
**Georeference:** 40685-147-13-70  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K400K

**Latitude:** 32.8790822522  
**Longitude:** -97.3025343523  
**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 147 Lot 13 PER PLAT 388-185-86

**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:** 1992

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$323,022

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

**Site Number:** 05862949

**Site Name:** SUMMERFIELDS ADDITION-147-13-70

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,752

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,791

**Land Acres<sup>\*</sup>:** 0.1099

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

FLEMING NANCY

**Primary Owner Address:**

3749 CHADDYBROOK LN  
FORT WORTH, TX 76137-1060

**Deed Date:** 9/9/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209255649](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLEMING DAVID A EST;FLEMING NANCY J	12/18/1996	00126320000399	0012632	0000399
SAUNDERS CYNTHIA L	1/28/1993	00109370000656	0010937	0000656
CHOICE HOMES TEXAS INC	10/6/1992	00108060000549	0010806	0000549
JIM SOWELL CONSTRUCTION CO	6/27/1991	00103040000895	0010304	0000895
COLLECTING BANK	12/6/1988	00094510001188	0009451	0001188
CAMBRIDGE CO INC	1/1/1985	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	\$268,022	\$55,000	\$323,022	\$323,022
2024	\$268,022	\$55,000	\$323,022	\$310,991
2023	\$282,850	\$55,000	\$337,850	\$282,719
2022	\$227,632	\$40,000	\$267,632	\$257,017
2021	\$196,571	\$40,000	\$236,571	\$233,652
2020	\$173,710	\$40,000	\$213,710	\$212,411

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.