



Address: [5313 SUMMER CT](#)
City: FORT WORTH
Georeference: 40671-3-1
Subdivision: SUMMER CREEK ADDITION
Neighborhood Code: 4S004K

Latitude: 32.6271780186
Longitude: -97.4058252096
TAD Map: 2024-348
MAPSCO: TAR-102M



Google Map or type unknown

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

PROPERTY DATA

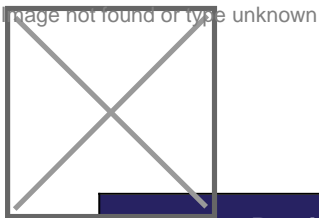
Legal Description: SUMMER CREEK ADDITION
Block 3 Lot 1
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)
State Code: A
Year Built: 1987
Personal Property Account: N/A
Agent: JOHN M HIXSON (06392)
Protest Deadline Date: 5/24/2024

Site Number: 06039820
Site Name: SUMMER CREEK ADDITION-3-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,259
Percent Complete: 100%
Land Sqft^{*}: 9,733
Land Acres^{*}: 0.2234
Pool: Y

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
WANAT DANIELLE MARIE
WANAT CHARLES JOSEPH JR
Primary Owner Address:
5313 SUMMER CT
FORT WORTH, TX 76123
Deed Date: 4/26/2021
Deed Volume:
Deed Page:
Instrument: [D221115665](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAIG EJAZ A;BAIG ZUBIDA K	12/6/2005	D205376484	0000000	0000000
VASAN R SRINI;VASAN RANGA	3/27/1992	00105800002101	0010580	0002101
RAMIREZ ANDREA;RAMIREZ J ISABEL	10/7/1991	00104130000051	0010413	0000051
SEXTON JULIE;SEXTON WILLIAM J	7/28/1989	00096630000352	0009663	0000352
HEALY MARY M;HEALY THOMAS	9/23/1987	00090810000084	0009081	0000084
PERRY HOME CONTRACTORS INC	6/24/1987	00089880002247	0008988	0002247
MURRAY DEVELOPMENT CO	1/1/1986	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	\$362,828	\$70,000	\$432,828	\$432,828
2024	\$362,828	\$70,000	\$432,828	\$432,828
2023	\$330,000	\$70,000	\$400,000	\$397,969
2022	\$283,608	\$60,000	\$343,608	\$343,608
2021	\$227,446	\$60,000	\$287,446	\$281,593
2020	\$195,994	\$60,000	\$255,994	\$255,994

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.