



Address: [4412 MARSARIE ST](#)
City: FORT WORTH
Georeference: 40685-19-27
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8753604374
Longitude: -97.2906479612
TAD Map: 2060-436
MAPSCO: TAR-036N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMERFIELDS ADDITION
Block 19 Lot 27

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: 1996
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$351,586
Protest Deadline Date: 5/24/2024

Site Number: 06773656
Site Name: SUMMERFIELDS ADDITION-19-27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,763
Percent Complete: 100%
Land Sqft^{*}: 6,840
Land Acres^{*}: 0.1570
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:
NGUYEN BRYANT
Primary Owner Address:
4412 MARSARIE ST
FORT WORTH, TX 76137

Deed Date: 10/4/2016
Deed Volume:
Deed Page:
Instrument: [D216233190](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGO HONG THANH THI	1/3/2008	D208003520	0000000	0000000
NGUYEN HONG T T N;NGUYEN KHAI M	10/31/1996	00256610000649	0025661	0000649
CHOICE HOMES-TEXAS INC	8/8/1996	00124690001320	0012469	0001320
PERIWINKLE JV	1/1/1995	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	\$296,586	\$55,000	\$351,586	\$331,283
2024	\$296,586	\$55,000	\$351,586	\$301,166
2023	\$312,105	\$55,000	\$367,105	\$273,787
2022	\$233,355	\$40,000	\$273,355	\$248,897
2021	\$215,874	\$40,000	\$255,874	\$226,270
2020	\$181,191	\$40,000	\$221,191	\$205,700

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.