



**Address:** [5312 SUMMER MEADOWS DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672-10-12  
**Subdivision:** SUMMER CREEK MEADOWS ADDITION  
**Neighborhood Code:** 4S001A

**Latitude:** 32.6363794797  
**Longitude:** -97.405810872  
**TAD Map:** 2024-352  
**MAPSCO:** TAR-102H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SUMMER CREEK MEADOWS  
ADDITION Block 10 Lot 12

**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:** 2002  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$319,183  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07650671  
**Site Name:** SUMMER CREEK MEADOWS ADDITION-10-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,257  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,800  
**Land Acres<sup>\*</sup>:** 0.1790  
**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:**  
ALABDULLAH MUSAAB  
ALZARQANI NARJES  
**Primary Owner Address:**  
5312 SUMMER MEADOWS DR  
FORT WORTH, TX 76123

**Deed Date:** 7/28/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217173847](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH KELLY ANN	2/13/2007	<a href="#">D207076500</a>	0000000	0000000
CARTUS FINANCIAL CORP	2/12/2007	<a href="#">D207076499</a>	0000000	0000000
KARANIKOLIS GEORGIA	1/24/2003	<a href="#">D204098513</a>	0000000	0000000
MERCEDES HOMES OF TEXAS LP	7/11/2002	00158270000128	0015827	0000128
SUMMER CREEK LP	1/1/2000	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	\$259,183	\$60,000	\$319,183	\$303,069
2024	\$259,183	\$60,000	\$319,183	\$275,517
2023	\$269,495	\$60,000	\$329,495	\$250,470
2022	\$204,008	\$55,000	\$259,008	\$227,700
2021	\$152,000	\$55,000	\$207,000	\$207,000
2020	\$152,000	\$55,000	\$207,000	\$207,000

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.