



Address: [4612 FOUNTAIN RIDGE DR](#)
City: FORT WORTH
Georeference: 40672B-7-26
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S0040

Latitude: 32.6188892849
Longitude: -97.3944850826
TAD Map: 2030-344
MAPSCO: TAR-103P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER CREEK RANCH
ADDITION Block 7 Lot 26

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

Protest Deadline Date: 5/24/2024

Site Number: 07724160

Site Name: SUMMER CREEK RANCH ADDITION-7-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,507

Percent Complete: 100%

Land Sqft ^{*}: 6,900

Land Acres ^{*}: 0.1584

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:

LANGFORD OLIVIA

Primary Owner Address:

4612 FOUNTAIN RIDGE DR
FORT WORTH, TX 76123

Deed Date: 12/22/2016

Deed Volume:

Deed Page:

Instrument: [D216299853](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH JANET KAY FRANKE	11/30/2007	D208203818	0000000	0000000
SMITH JANEY KAY;SMITH JUDSON R	8/22/2002	00159550000128	0015955	0000128
LEGACY/MONTEREY HOMES LP	4/29/2002	00156720000551	0015672	0000551
LUMBERMAN'S INVESTMENT CORP	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 ⁺
2025	\$309,431	\$60,000	\$369,431	\$369,431
2024	\$309,431	\$60,000	\$369,431	\$369,431
2023	\$289,860	\$60,000	\$349,860	\$349,860
2022	\$255,981	\$45,000	\$300,981	\$300,981
2021	\$209,950	\$45,000	\$254,950	\$254,950
2020	\$182,462	\$45,000	\$227,462	\$227,462

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.