



**Address:** [4504 SHADY HOLLOW DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-10-10  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S0040

**Latitude:** 32.6179246075  
**Longitude:** -97.3918047118  
**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 10 Lot 10

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07724888

**Site Name:** SUMMER CREEK RANCH ADDITION-10-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,988

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,171

**Land Acres<sup>\*</sup>:** 0.1416

**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:**

LBD LIVING TRUST

**Primary Owner Address:**

9710 SENDERA DR  
MAGNOLIA, TX 77354

**Deed Date:** 10/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222244872](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS BOBBIE;DAVIS LELAND L	6/23/2011	<a href="#">D211152894</a>	0000000	0000000
RYAN EMILIE B	3/12/2004	<a href="#">D204081160</a>	0000000	0000000
PERRY HOMES	3/29/2001	00148060000113	0014806	0000113
LUBERMEN'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 <sup>+</sup>
2025	\$278,040	\$60,000	\$338,040	\$338,040
2024	\$278,040	\$60,000	\$338,040	\$338,040
2023	\$260,605	\$60,000	\$320,605	\$320,605
2022	\$220,760	\$45,000	\$265,760	\$265,760
2021	\$189,375	\$45,000	\$234,375	\$234,375
2020	\$164,875	\$45,000	\$209,875	\$209,875

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.