



Address: [4457 SHADY HOLLOW DR](#)
City: FORT WORTH
Georeference: 40672B-11-4
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S0040

Latitude: 32.6174763765
Longitude: -97.3908826455
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 11 Lot 4

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: 4/15/2025

Notice Value: \$367,908

Protest Deadline Date: 5/24/2024

Site Number: 07725051

Site Name: SUMMER CREEK RANCH ADDITION-11-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,474

Percent Complete: 100%

Land Sqft^{*}: 6,401

Land Acres^{*}: 0.1469

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:

MCKINLAY BRIAN

Primary Owner Address:

4457 SHADY HOLLOW DR
FORT WORTH, TX 76123

Deed Date: 7/9/2024

Deed Volume:

Deed Page:

Instrument: [D224122016](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRIS JACOB	12/14/2015	D215280799		
MCDANIEL ELYCE;MCDANIEL WILLIAM	1/19/2006	D206022165	0000000	0000000
HUNTER JOAN RESSEGUIE	1/13/2003	00163270000137	0016327	0000137
PERRY HOMES	7/30/2002	00158590000312	0015859	0000312
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	\$307,908	\$60,000	\$367,908	\$367,908
2024	\$307,908	\$60,000	\$367,908	\$333,208
2023	\$288,607	\$60,000	\$348,607	\$302,916
2022	\$255,164	\$45,000	\$300,164	\$275,378
2021	\$209,711	\$45,000	\$254,711	\$250,344
2020	\$182,585	\$45,000	\$227,585	\$227,585

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.