



**Address:** [4453 SHADY HOLLOW DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-11-5  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S0040

**Latitude:** 32.6174930444  
**Longitude:** -97.3906141762  
**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 5

**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:** 07725078

**Site Name:** SUMMER CREEK RANCH ADDITION-11-5

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 2,136

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 10,647

**Land Acres** <sup>\*</sup>: 0.2444

**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:**

ROJAS ALEXANDER RICARDO S

**Primary Owner Address:**

4453 SHADY HOLLOW DR  
FORT WORTH, TX 76123-2927

**Deed Date:** 9/6/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D212224345](#)

| Previous Owners             | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------------------|-------------|-----------|
| POTH AIMEE N                | 9/26/2002 | <a href="#">D202281975</a> | 0016031     | 0000015   |
| PERRY HOMES                 | 4/25/2002 | <a href="#">D202121344</a> | 0015649     | 0000084   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$289,880          | \$60,000    | \$349,880    | \$349,880                    |
| 2024 | \$289,880          | \$60,000    | \$349,880    | \$349,880                    |
| 2023 | \$271,841          | \$60,000    | \$331,841    | \$331,841                    |
| 2022 | \$240,570          | \$45,000    | \$285,570    | \$285,570                    |
| 2021 | \$198,069          | \$45,000    | \$243,069    | \$243,069                    |
| 2020 | \$172,709          | \$45,000    | \$217,709    | \$217,709                    |

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.