



**Address:** [4448 FOUNTAIN RIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-11-13  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S0040

**Latitude:** 32.6188245867  
**Longitude:** -97.3906309168  
**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 13

**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:** 07725159

**Site Name:** SUMMER CREEK RANCH ADDITION-11-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,667

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,216

**Land Acres<sup>\*</sup>:** 0.2574

**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:**

LA MUOI

PHAM MINH

**Primary Owner Address:**

2032 CARLISLE DR  
CROWLEY, TX 76036

**Deed Date:** 1/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221007403](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON CHRISTOPHER	6/14/2012	<a href="#">D212144021</a>	0000000	0000000
FANNIE MAE	3/6/2012	<a href="#">D212062532</a>	0000000	0000000
FUNSTON TODD C	9/17/2002	001600300000067	0016003	0000067
PERRY HOMES	4/25/2002	001564900000084	0015649	0000084
LUMBERMAN'S INVESTMENT CORP	1/1/2000	000000000000000	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	\$220,793	\$60,000	\$280,793	\$280,793
2024	\$269,957	\$60,000	\$329,957	\$329,957
2023	\$261,063	\$60,000	\$321,063	\$321,063
2022	\$262,180	\$45,000	\$307,180	\$307,180
2021	\$195,000	\$45,000	\$240,000	\$240,000
2020	\$195,164	\$45,000	\$240,164	\$240,164

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.