



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⁺⁺⁺: 2,667

Percent Complete: 100%

Land Sqft^{*}: 11,216

Land Acres^{*}: 0.2574

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:

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	D212144021	0000000	0000000
FANNIE MAE	3/6/2012	D212062532	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 ⁺
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.