



Address: [4464 FOUNTAIN RIDGE DR](#)
City: FORT WORTH
Georeference: 40672B-11-17
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S0040

Latitude: 32.6188800452
Longitude: -97.3914182914
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 17

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)

Site Number: 07725191

Site Name: SUMMER CREEK RANCH ADDITION-11-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,566

Percent Complete: 100%

Land Sqft^{*}: 5,980

Land Acres^{*}: 0.1372

Pool: N

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$310,000

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SUMMERS AARON

SUMMERS DULCIE

Primary Owner Address:

4464 FOUNTAIN RIDGE DR
FORT WORTH, TX 76123

Deed Date: 1/11/2024

Deed Volume:

Deed Page:

Instrument: [D224006958](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YARBOUGH CLARENCE	1/25/2019	D219017167		
BOUGHTON BILLY;BOUGHTON MARA	9/26/2014	D214214217		
COOK DAVID;COOK LAURA	4/19/2006	D206126134	0000000	0000000
CANALES ANDREA B;CANALES LUIS A	7/29/2002	00158760000003	0015876	0000003
LEGACY/MONTEREY HOMES LP	2/21/2002	00154890000194	0015489	0000194
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	\$240,000	\$60,000	\$300,000	\$300,000
2024	\$250,000	\$60,000	\$310,000	\$310,000
2023	\$308,577	\$60,000	\$368,577	\$324,940
2022	\$274,055	\$45,000	\$319,055	\$295,400
2021	\$227,131	\$45,000	\$272,131	\$268,545
2020	\$199,132	\$45,000	\$244,132	\$244,132

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.