



**Address:** [4508 FOUNTAIN RIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-11-21  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S0040

**Latitude:** 32.6188854567  
**Longitude:** -97.3920979389  
**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 21

**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:** 07725248  
**Site Name:** SUMMER CREEK RANCH ADDITION-11-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,878  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,980  
**Land Acres<sup>\*</sup>:** 0.1372  
**Pool:** N

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$329,956

**Protest Deadline Date:** 5/24/2024

<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:**

RUNYON VICKI A

**Primary Owner Address:**

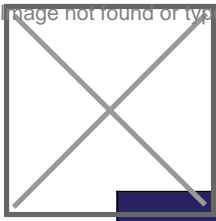
4508 FOUNTAIN RIDGE DR  
FORT WORTH, TX 76123-2914

**Deed Date:** 6/16/2003

**Deed Volume:** 0016859

**Deed Page:** 0000153

**Instrument:** 00168590000153



| Previous Owners            | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------------|------------|----------------|-------------|-----------|
| CROUCH JEFFERY D           | 11/14/2001 | 00152770000244 | 0015277     | 0000244   |
| PERRY HOMES JV             | 4/27/2001  | 00048610000196 | 0004861     | 0000196   |
| LUBERMEN'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 | \$215,000          | \$60,000    | \$275,000    | \$275,000                    |
| 2024 | \$269,956          | \$60,000    | \$329,956    | \$279,763                    |
| 2023 | \$252,995          | \$60,000    | \$312,995    | \$254,330                    |
| 2022 | \$217,500          | \$45,000    | \$262,500    | \$231,209                    |
| 2021 | \$170,438          | \$45,000    | \$215,438    | \$210,190                    |
| 2020 | \$152,120          | \$45,000    | \$197,120    | \$191,082                    |

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.