



**Address:** [4520 FOUNTAIN RIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-11-24  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S0040

**Latitude:** 32.6188796602  
**Longitude:** -97.3926419701  
**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 24

**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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$435,777  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07725272  
**Site Name:** SUMMER CREEK RANCH ADDITION-11-24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,159  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,135  
**Land Acres<sup>\*</sup>:** 0.1867  
**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:**  
SIMON CEDRIC R  
**Primary Owner Address:**  
4520 FOUNTAIN RIDGE DR  
FORT WORTH, TX 76123-2914

**Deed Date:** 8/29/2002  
**Deed Volume:** 0015949  
**Deed Page:** 0000182  
**Instrument:** 00159490000182

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY/MONTEREY HOMES LP	4/26/2002	00156410000150	0015641	0000150
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	\$375,777	\$60,000	\$435,777	\$427,592
2024	\$375,777	\$60,000	\$435,777	\$388,720
2023	\$351,839	\$60,000	\$411,839	\$353,382
2022	\$310,406	\$45,000	\$355,406	\$321,256
2021	\$254,119	\$45,000	\$299,119	\$292,051
2020	\$220,501	\$45,000	\$265,501	\$265,501

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.