



**Address:** [8901 FRIENDSWOOD DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-26-26  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6116284806  
**Longitude:** -97.3887802746  
**TAD Map:** 2030-340  
**MAPSCO:** TAR-103T



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 26 Lot 26

**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:** 07725779

**Site Name:** SUMMER CREEK RANCH ADDITION-26-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,547

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,750

**Land Acres<sup>\*</sup>:** 0.1320

**Pool:** N

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$325,000

**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:**

WASHINGTON BILLY R II  
WASHINGTON TIFFANY

**Primary Owner Address:**

8901 FRIENDSWOOD DR  
FORT WORTH, TX 76123

**Deed Date:** 12/23/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216302100](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURILLO MANUEL	10/17/2006	<a href="#">D207211622</a>	0000000	0000000
LASALLE BANK NA	2/7/2006	<a href="#">D206044296</a>	0000000	0000000
ANDERS CORINE B;ANDERS HENRY J	6/17/2003	00168560000339	0016856	0000339
RAH OF TEXAS LP	10/14/2002	00160580000379	0016058	0000379
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 <sup>+</sup>
2025	\$265,000	\$60,000	\$325,000	\$318,109
2024	\$265,000	\$60,000	\$325,000	\$289,190
2023	\$308,062	\$60,000	\$368,062	\$262,900
2022	\$194,000	\$45,000	\$239,000	\$239,000
2021	\$194,000	\$45,000	\$239,000	\$231,000
2020	\$165,000	\$45,000	\$210,000	\$210,000

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.