



**Address:** [8905 FRIENDSWOOD DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-26-27  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6114912221  
**Longitude:** -97.3887806719  
**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 27

**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:** 07725787  
**Site Name:** SUMMER CREEK RANCH ADDITION-26-27  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,872  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,750  
**Land Acres<sup>\*</sup>:** 0.1320

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00989)

**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:**

YAMASA CO LTD

**Primary Owner Address:**

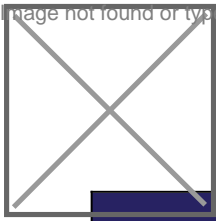
PO BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 4/3/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225058595](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LESTON ROBERT;LESTON TONI L	8/22/2003	<a href="#">D203322811</a>	0017132	0000171
RICHMOND AMERICAN HOMES OF TX	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	\$246,060	\$60,000	\$306,060	\$306,060
2024	\$246,060	\$60,000	\$306,060	\$306,060
2023	\$265,652	\$60,000	\$325,652	\$325,652
2022	\$213,475	\$45,000	\$258,475	\$258,475
2021	\$171,118	\$45,000	\$216,118	\$216,118
2020	\$163,627	\$45,000	\$208,627	\$208,627

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.