



**Address:** [4409 CHAPARRAL CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-34-3  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6072361924  
**Longitude:** -97.3896203311  
**TAD Map:** 2030-340  
**MAPSCO:** TAR-103X



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 34 Lot 3

**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:** 2003

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 07727836

**Site Name:** SUMMER CREEK RANCH ADDITION-34-3

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,703

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,242

**Land Acres** <sup>\*</sup>: 0.1432

**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:**

AMH 2015-1 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 3/6/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215046196](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	4/30/2014	<a href="#">D214089922</a>	0000000	0000000
VEGA LUIS A	9/12/2003	<a href="#">D203354850</a>	0000000	0000000
KIMBALL HILL HOMES TEXAS INC	3/27/2003	00165320000352	0016532	0000352
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	\$170,229	\$60,000	\$230,229	\$230,229
2024	\$193,252	\$60,000	\$253,252	\$253,252
2023	\$233,063	\$60,000	\$293,063	\$293,063
2022	\$172,410	\$45,000	\$217,410	\$217,410
2021	\$145,000	\$45,000	\$190,000	\$190,000
2020	\$133,664	\$45,000	\$178,664	\$178,664

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.