



Address: [9217 FRIENDSWOOD DR](#)
City: FORT WORTH
Georeference: 40672B-36-8
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6079095597
Longitude: -97.3887762508
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 36 Lot 8

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: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$307,565

Protest Deadline Date: 5/24/2024

Site Number: 07727933

Site Name: SUMMER CREEK RANCH ADDITION-36-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,064

Percent Complete: 100%

Land Sqft ^{*}: 6,325

Land Acres ^{*}: 0.1452

Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SOUTHERN FAMILY TRUST

Primary Owner Address:
401 E PEARL ST #3301
GRANBURY, TX 76048

Deed Date: 5/20/2024

Deed Volume:

Deed Page:

Instrument: [D224087582](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOUTHERN CLAUDIA;SOUTHERN DAVID	9/3/2009	D209241363	0000000	0000000
HARREIL STAN	4/16/2009	D209110837	0000000	0000000
ULSHER JOHN M	8/17/2005	D205266599	0000000	0000000
LEGACY/MONTEREY HOMES LP	2/6/2004	D204046188	0000000	0000000
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 ⁺
2025	\$247,565	\$60,000	\$307,565	\$307,565
2024	\$247,565	\$60,000	\$307,565	\$307,565
2023	\$241,000	\$60,000	\$301,000	\$301,000
2022	\$191,000	\$45,000	\$236,000	\$236,000
2021	\$170,541	\$45,000	\$215,541	\$215,541
2020	\$173,550	\$45,000	\$218,550	\$218,550

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.