



**Address:** [9101 FRIENDSWOOD DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-36-19  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.609490761  
**Longitude:** -97.3887703377  
**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 36 Lot 19

**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:** 07728069

**Site Name:** SUMMER CREEK RANCH ADDITION-36-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,758

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,900

**Land Acres<sup>\*</sup>:** 0.1584

**Pool:** N

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$459,734

**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:**

EDWARDS CYNTHIA A

**Primary Owner Address:**

9101 FRIENDSWOOD DR  
FORT WORTH, TX 76123

**Deed Date:** 12/26/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218281287](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MALUGEN JENNIFER;MALUGEN ROBERT	8/1/2007	<a href="#">D207306116</a>	0000000	0000000
WMC MORTGAGE CORP	1/25/2007	<a href="#">D207137834</a>	0000000	0000000
JPM MAC 2006-WMC 3	1/24/2007	<a href="#">D207137833</a>	0000000	0000000
US BANK NATIONAL ASSOC	12/5/2006	<a href="#">D206389190</a>	0000000	0000000
PERRY SHON	3/2/2006	<a href="#">D206072192</a>	0000000	0000000
I A M COMPANIES INC	3/2/2006	<a href="#">D206065064</a>	0000000	0000000
MC CULLOUGH CHARLES	10/29/2004	<a href="#">D204348580</a>	0000000	0000000
LAGACY/MONTEREY HOMES LP	12/16/2003	<a href="#">D203466306</a>	0000000	0000000
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	\$399,734	\$60,000	\$459,734	\$459,734
2024	\$399,734	\$60,000	\$459,734	\$426,393
2023	\$347,102	\$60,000	\$407,102	\$387,630
2022	\$345,619	\$45,000	\$390,619	\$352,391
2021	\$275,355	\$45,000	\$320,355	\$320,355
2020	\$262,891	\$45,000	\$307,891	\$307,891

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.