



**Address:** [4417 CHESAPEAKE BAY DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-24-16  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S0040

**Latitude:** 32.6130119058  
**Longitude:** -97.3911621037  
**TAD Map:** 2030-344  
**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 24 Lot 16

**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:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$493,651

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

**Site Number:** 40132730

**Site Name:** SUMMER CREEK RANCH ADDITION-24-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,585

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,970

**Land Acres<sup>\*</sup>:** 0.1600

**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:**

NGUYEN JIMMY

NGUYEN VIEN

**Primary Owner Address:**

4417 CHESAPEAKE BAY DR  
FORT WORTH, TX 76123-4029

**Deed Date:** 7/24/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218164185](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DENSLOW KRISTIN N;DES JARDINS JEFFREY P	9/1/2016	<a href="#">D216208192</a>		
JORDAN DIANA JORDAN;JORDAN PETER	1/25/2012	<a href="#">D212021066</a>	0000000	0000000
FIRST TEXAS HOMES INC	1/17/2006	<a href="#">D206027366</a>	0000000	0000000
CL TEXAS LP	3/14/2003	<a href="#">D203221146</a>	0016835	0000316
CL REALTY LLC	3/5/2003	<a href="#">D203221143</a>	0016835	0000313
LUMBERMAN'S INVESTMENT CORP	1/1/2002	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 <sup>+</sup>
2025	\$433,651	\$60,000	\$493,651	\$421,661
2024	\$433,651	\$60,000	\$493,651	\$383,328
2023	\$405,910	\$60,000	\$465,910	\$348,480
2022	\$357,952	\$45,000	\$402,952	\$316,800
2021	\$243,000	\$45,000	\$288,000	\$288,000
2020	\$243,000	\$45,000	\$288,000	\$288,000

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.