



Address: [4052 SUMMERHILL LN](#)
City: FORT WORTH
Georeference: 817H-27-40
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.900299856
Longitude: -97.2976488535
TAD Map: 2060-448
MAPSCO: TAR-035D



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION
Block 27 Lot 40

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40313956

Site Name: ARCADIA PARK ADDITION-27-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,670

Percent Complete: 100%

Land Sqft^{*}: 7,076

Land Acres^{*}: 0.1624

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:

SZEMETT MATTHEW

Primary Owner Address:

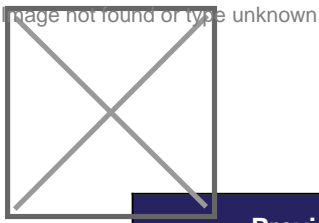
4052 SUMMERHILL LN
FORT WORTH, TX 76244-4905

Deed Date: 4/29/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213112679](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARZA JUAN A;GARZA KAYE L H	8/19/2004	D204263659	0000000	0000000
GEHAN HOMES LTD	9/23/2003	D203377029	0000000	0000000
GEHAN/ARCADIA PARK LP	1/1/2003	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	\$285,425	\$70,000	\$355,425	\$355,425
2024	\$285,425	\$70,000	\$355,425	\$355,425
2023	\$324,378	\$70,000	\$394,378	\$343,421
2022	\$272,929	\$55,000	\$327,929	\$312,201
2021	\$238,621	\$55,000	\$293,621	\$283,819
2020	\$203,017	\$55,000	\$258,017	\$258,017

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)
- DISABLED VET 70 to 99 PCT 11.22

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.