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Tarrant Appraisal District
Property Information | PDF
Account Number: 40313999

Address: [4104 SUMMERHILL LN](#)
City: FORT WORTH
Georeference: 817H-27-44
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.8999589613
Longitude: -97.2970549111
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 44

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40313999

Site Name: ARCADIA PARK ADDITION-27-44

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,955

Percent Complete: 100%

Land Sqft^{*}: 11,351

Land Acres^{*}: 0.2605

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:

ZHANG FAN

Primary Owner Address:

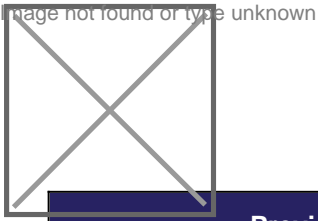
4104 SUMMERHILL
FORT WORTH, TX 76244

Deed Date: 5/29/2020

Deed Volume:

Deed Page:

Instrument: [D220126554](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENNEDY HEATHER A;KENNEDY JOERDAN R	3/31/2011	D211075353	0000000	0000000
SHELTON PAT K	3/18/2005	D205082777	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	\$209,072	\$70,000	\$279,072	\$279,072
2024	\$253,000	\$70,000	\$323,000	\$323,000
2023	\$233,000	\$70,000	\$303,000	\$303,000
2022	\$236,482	\$55,000	\$291,482	\$283,377
2021	\$202,615	\$55,000	\$257,615	\$257,615
2020	\$172,680	\$55,000	\$227,680	\$227,680

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.