



Address: [4001 SUMMERHILL LN](#)
City: FORT WORTH
Georeference: 817H-28-29
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9015299037
Longitude: -97.299286416
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 28 Lot 29

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: 2005
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 40314421
Site Name: ARCADIA PARK ADDITION-28-29
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,805
Percent Complete: 100%
Land Sqft^{*}: 6,525
Land Acres^{*}: 0.1497
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:
TRAN THU HONG
TRAN DANH NGUYEN
Primary Owner Address:
4001 SUMMERHILL LN
KELLER, TX 76244-4906

Deed Date: 7/27/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206241079](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHMOND AMERICAN HOMES OF TX	8/28/2003	D203325388	0017141	0000158
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	\$301,094	\$70,000	\$371,094	\$371,094
2024	\$301,094	\$70,000	\$371,094	\$371,094
2023	\$342,430	\$70,000	\$412,430	\$358,621
2022	\$294,036	\$55,000	\$349,036	\$326,019
2021	\$251,784	\$55,000	\$306,784	\$296,381
2020	\$214,437	\$55,000	\$269,437	\$269,437

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.