

Property Information | PDF

Account Number: 40314421

Address: 4001 SUMMERHILL LN

City: FORT WORTH
Georeference: 817H-28-29

**Subdivision: ARCADIA PARK ADDITION** 

Neighborhood Code: 3K500K

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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

+++ Rounded.

**Site Number:** 40314421

Latitude: 32.9015299037

**TAD Map:** 2060-448 **MAPSCO:** TAR-035D

Longitude: -97.299286416

**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

\* 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

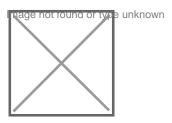
Deed Date: 7/27/2006

Deed Volume: 0000000

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	00000000000000	0000000	0000000

08-28-2025 Page 1



**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.

## **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.

08-28-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.