



Address: [3744 SUMMERSVILLE LN](#)
City: FORT WORTH
Georeference: 27804B-6-7
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9581176002
Longitude: -97.2792719799
TAD Map: 2066-468
MAPSCO: TAR-008X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC PHERSON RANCH Block 6
Lot 7

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$405,000

Protest Deadline Date: 5/24/2024

Site Number: 40399338

Site Name: MC PHERSON RANCH-6-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,508

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

JOEL & ABBY MILLER FAMILY TRUST

Primary Owner Address:

3744 SUMMERSVILLE LN
FORT WORTH, TX 76244

Deed Date: 3/22/2024

Deed Volume:

Deed Page:

Instrument: [D224049337](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER ABBY;MILLER JOEL	12/1/2023	D223214303		
WATKINS MAGGIE P;WATKINS SHAWN A	8/5/2019	D219174460		
BILLINGS BRADLEY	2/9/2016	D216027538		
EADES MICHAEL;EADES SHEILA	8/26/2013	D213226983	0000000	0000000
ROSS BENJAMIN Y	10/25/2012	D212264203	0000000	0000000
HOANG AARON C;HOANG KIM DUNG	9/22/2004	D204311007	0000000	0000000
D R HORTON TEXAS LTD	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	\$340,000	\$65,000	\$405,000	\$405,000
2024	\$340,000	\$65,000	\$405,000	\$405,000
2023	\$348,796	\$65,000	\$413,796	\$360,967
2022	\$305,333	\$50,000	\$355,333	\$328,152
2021	\$248,320	\$50,000	\$298,320	\$298,320
2020	\$230,310	\$50,000	\$280,310	\$280,310

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.