



**Address:** [4504 SOUTHBEND DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-24-2  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S0040

**Latitude:** 32.6128511933  
**Longitude:** -97.3922093554  
**TAD Map:** 2030-344  
**MAPSCO:** TAR-103T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMER CREEK RANCH  
ADDITION Block 24 Lot 2

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$324,139

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40400778

**Site Name:** SUMMER CREEK RANCH ADDITION-24-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 2,400

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,970

**Land Acres** <sup>\*</sup>: 0.1600

**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:**

CONSULTA GREG

CONSULTA PERLA

**Primary Owner Address:**

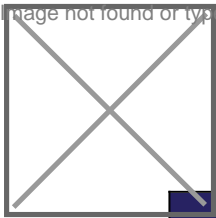
4504 SOUTHBEND DR  
FORT WORTH, TX 76123-4046

**Deed Date:** 6/20/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205194446](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	12/14/2004	<a href="#">D204392720</a>	0000000	0000000
CL TEXAS 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 <sup>+</sup>
2025	\$245,000	\$60,000	\$305,000	\$305,000
2024	\$264,139	\$60,000	\$324,139	\$321,965
2023	\$284,274	\$60,000	\$344,274	\$292,695
2022	\$251,201	\$45,000	\$296,201	\$266,086
2021	\$202,094	\$45,000	\$247,094	\$241,896
2020	\$174,905	\$45,000	\$219,905	\$219,905

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.