



**Address:** [4500 SOUTHBEND DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-24-3  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S0040

**Latitude:** 32.6126541641  
**Longitude:** -97.392206552  
**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 3

**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:** \$357,038

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40400786

**Site Name:** SUMMER CREEK RANCH ADDITION-24-3

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 2,248

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 7,841

**Land Acres** <sup>\*</sup>: 0.1800

**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:**

WILLIAMS JOSHUA

WILLIAMS JOHNITA

**Primary Owner Address:**

4500 SOUTHBEND DR  
FORT WORTH, TX 76123-4046

**Deed Date:** 7/14/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206235492](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	3/23/2005	<a href="#">D205084048</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	\$297,038	\$60,000	\$357,038	\$355,315
2024	\$297,038	\$60,000	\$357,038	\$323,014
2023	\$278,314	\$60,000	\$338,314	\$293,649
2022	\$245,915	\$45,000	\$290,915	\$266,954
2021	\$201,905	\$45,000	\$246,905	\$242,685
2020	\$175,623	\$45,000	\$220,623	\$220,623

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.