



Address: [4416 SOUTHBEND DR](#)
City: FORT WORTH
Georeference: 40672B-24-7
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S0040

Latitude: 32.6127019481
Longitude: -97.3913590638
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 7

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: 2004

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Notice Sent Date: 4/15/2025

Notice Value: \$346,800

Protest Deadline Date: 5/24/2024

Site Number: 40400824

Site Name: SUMMER CREEK RANCH ADDITION-24-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,522

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

ROGERS BRANDON ROBERT

Primary Owner Address:

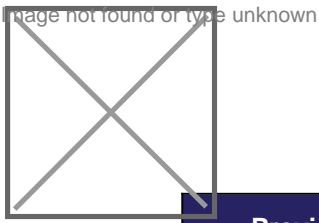
4416 SOUTHBEND DR
FORT WORTH, TX 76123

Deed Date: 2/26/2018

Deed Volume:

Deed Page:

Instrument: [D218043955](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAVASCIO NICHOLAS	8/22/2005	D205256961	0000000	0000000
D R HORTON TEXAS LTD	6/16/2004	D204194565	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 ⁺
2025	\$286,800	\$60,000	\$346,800	\$292,554
2024	\$286,800	\$60,000	\$346,800	\$265,958
2023	\$280,000	\$60,000	\$340,000	\$241,780
2022	\$174,800	\$45,000	\$219,800	\$219,800
2021	\$175,000	\$45,000	\$220,000	\$220,000
2020	\$175,000	\$45,000	\$220,000	\$220,000

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.