



Address: [4541 CORNER BROOK LN](#)
City: FORT WORTH
Georeference: 40672B-32-31
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6067524891
Longitude: -97.393082246
TAD Map: 2030-340
MAPSCO: TAR-103X



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

PROPERTY DATA

Legal Description: SUMMER CREEK RANCH
ADDITION Block 32 Lot 31

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)

Site Number: 40494543

Site Name: SUMMER CREEK RANCH ADDITION-32-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,641

Percent Complete: 100%

Land Sqft^{*}: 6,970

Land Acres^{*}: 0.1600

Pool: N

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$460,494

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ANDREWS IAN JAMESON
SHERLENE WILLIAMS SEPARATE PROPERTY TRUST

Primary Owner Address:

4541 CORNER BROOK LN
FORT WORTH, TX 76123

Deed Date: 2/26/2025

Deed Volume:

Deed Page:

Instrument: [D225032655](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDREWS IAN JAMESON;WILLIAMS SHERLENE MONIQUE	3/29/2023	D223053929		
OPENDOOR PROPERTY TRUST I	2/25/2022	D222053637		
MCFARLAND BLAKE;MCFARLAND LINDSEY	3/19/2020	D220065670		
SOLOMON JESSICA;SOLOMON MICAH	3/2/2015	D215076772		
MORSE APOLLO KENNETH	3/18/2009	D209079871	0000000	0000000
FIRST TEXAS HOMES INC	6/15/2007	D207217776	0000000	0000000
CL TEXAS LP	12/1/2006	D206382929	0000000	0000000
RAH OF TEXAS LP	12/1/2004	D204378020	0000000	0000000
CL TEXAS LP	1/1/2004	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	\$400,494	\$60,000	\$460,494	\$460,494
2024	\$400,494	\$60,000	\$460,494	\$460,494
2023	\$362,112	\$60,000	\$422,112	\$422,112
2022	\$346,925	\$45,000	\$391,925	\$354,641
2021	\$277,401	\$45,000	\$322,401	\$322,401
2020	\$265,069	\$45,000	\$310,069	\$310,069

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)

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- **DISABLED VET 70 to 99 PCT 11.22**

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.