



Address: [4513 CORNER BROOK LN](#)
City: FORT WORTH
Georeference: 40672B-32-35
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6066075443
Longitude: -97.3922456061
TAD Map: 2030-340
MAPSCO: TAR-103X



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 32 Lot 35

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: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$309,816

Protest Deadline Date: 5/24/2024

Site Number: 40494594

Site Name: SUMMER CREEK RANCH ADDITION-32-35

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,851

Percent Complete: 100%

Land Sqft^{*}: 7,841

Land Acres^{*}: 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:

VO PHUC HOANG
PHAM PHUC

Primary Owner Address:

4513 CORNER BROOK LN
FORT WORTH, TX 76123

Deed Date: 6/15/2018

Deed Volume:

Deed Page:

Instrument: [D218136719](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN MINH P;NGUYEN TUAN H PHAM	5/22/2013	D213138601	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	7/17/2012	D212175089	0000000	0000000
BANK OF AMERICA NA	7/3/2012	D212181460	0000000	0000000
GRAY ROBERT	5/20/2009	D209148095	0000000	0000000
FIRST TEXAS HOMES INC	6/5/2007	D207201491	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	0000000000000000	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	\$225,000	\$60,000	\$285,000	\$285,000
2024	\$249,816	\$60,000	\$309,816	\$291,270
2023	\$269,646	\$60,000	\$329,646	\$264,791
2022	\$216,763	\$45,000	\$261,763	\$240,719
2021	\$173,835	\$45,000	\$218,835	\$218,835
2020	\$166,234	\$45,000	\$211,234	\$211,234

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.