



**Address:** [4345 SUMMER STAR LN](#)  
**City:** FORT WORTH  
**Georeference:** 817H-34-1  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9044731164  
**Longitude:** -97.292607553  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-036A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARCADIA PARK ADDITION  
Block 34 Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40590135  
**Site Name:** ARCADIA PARK ADDITION-34-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,954  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,050  
**Land Acres<sup>\*</sup>:** 0.1388  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

ZAKI AYMAN

**Primary Owner Address:**

4345 SUMMER STAR LN  
FORT WORTH, TX 76244

**Deed Date:** 9/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221278123](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENGUE ALAIN B;LENGUE SANDRINE L	6/17/2019	<a href="#">D219130654</a>		
SMITH DARCY CAMILLE	10/8/2013	<a href="#">D213305958</a>	0000000	0000000
WHEATON BUCK;WHEATON STEPHANIE	6/21/2006	<a href="#">D206201363</a>	0000000	0000000
DREES CUSTOM HOMES LP	2/4/2005	<a href="#">D205042266</a>	0000000	0000000
ARCADIA LOTS LTD	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 <sup>+</sup>
2025	\$310,000	\$70,000	\$380,000	\$380,000
2024	\$362,599	\$70,000	\$432,599	\$432,599
2023	\$358,807	\$70,000	\$428,807	\$399,238
2022	\$307,944	\$55,000	\$362,944	\$362,944
2021	\$263,535	\$55,000	\$318,535	\$318,535
2020	\$224,283	\$55,000	\$279,283	\$279,283

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.