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**Address:** [4245 SUMMER STAR LN](#)  
**City:** FORT WORTH  
**Georeference:** 817H-34-16  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9041166507  
**Longitude:** -97.2949089953  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-036A



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

## PROPERTY DATA

**Legal Description:** ARCADIA PARK ADDITION  
Block 34 Lot 16

**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:** 2004

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 40590291  
**Site Name:** ARCADIA PARK ADDITION-34-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,941  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**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:**

RM1 SFR PROPCO A LP

**Primary Owner Address:**

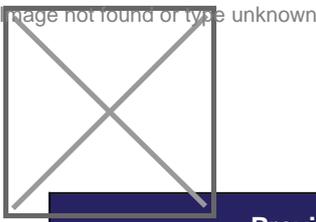
1850 PARKWAY PL SUITE 900  
MARIETTA, GA 30067

**Deed Date:** 5/25/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221152812](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	3/22/2021	<a href="#">D221081194</a>		
SNELLING RUSSELL A;SNELLING STEPHANIE	8/21/2015	<a href="#">D215191094</a>		
JASSO MICHAEL F;JASSO SUSAN L	8/19/2005	<a href="#">D205265928</a>	0000000	0000000
DREES CUSTOM HOMES LP	9/24/2004	<a href="#">D204313403</a>	0000000	0000000
ARCADIA LOTS LTD	1/1/2004	00000000000000	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	\$269,544	\$70,000	\$339,544	\$339,544
2024	\$341,491	\$70,000	\$411,491	\$411,491
2023	\$337,852	\$70,000	\$407,852	\$407,852
2022	\$277,384	\$55,000	\$332,384	\$332,384
2021	\$260,457	\$55,000	\$315,457	\$315,457
2020	\$221,726	\$55,000	\$276,726	\$276,726

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

There are no exemptions for this property

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.