



**Address:** [4221 SUMMER STAR LN](#)  
**City:** FORT WORTH  
**Georeference:** 817H-34-22  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9032953017  
**Longitude:** -97.2949960115  
**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 22

**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:** OWNWELL INC (12140)

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

**Site Number:** 40590364  
**Site Name:** ARCADIA PARK ADDITION-34-22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,690  
**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:**

FERNANDO PRASHAN A  
FERNANDO JULIA

**Primary Owner Address:**

820 S MACARTHUR BLVD STE 105-327  
COPPELL, TX 75019

**Deed Date:** 7/15/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216158957](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVANS SCOTT	9/9/2005	<a href="#">D205274384</a>	0000000	0000000
DREES CUSTOM HOMES LP	9/24/2004	<a href="#">D204313403</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	\$199,647	\$70,000	\$269,647	\$269,647
2024	\$243,267	\$70,000	\$313,267	\$313,267
2023	\$240,789	\$70,000	\$310,789	\$310,789
2022	\$206,006	\$55,000	\$261,006	\$261,006
2021	\$177,875	\$55,000	\$232,875	\$232,875
2020	\$151,954	\$55,000	\$206,954	\$206,954

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.