



**Address:** [9608 WILLOW BRANCH WAY](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-53-2  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6034325801  
**Longitude:** -97.4004900103  
**TAD Map:** 2030-340  
**MAPSCO:** TAR-103W



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 53 Lot 2

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$285,496

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

**Site Number:** 40676730

**Site Name:** SUMMER CREEK RANCH ADDITION-53-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,714

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,053

**Land Acres** <sup>\*</sup>: 0.1389

**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:**

CAVANAUGH DENISE K

**Primary Owner Address:**

9608 WILLOW BRANCH WAY  
CROWLEY, TX 76036

**Deed Date:** 11/14/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214249569](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARKS RONALD JAMES	8/17/2012	<a href="#">D212208021</a>	0000000	0000000
MARKS RONALD JAMES	9/21/2007	<a href="#">D207341810</a>	0000000	0000000
DR HORTON - TEXAS LTD	9/7/2005	<a href="#">D205269692</a>	0000000	0000000
CL TEXAS LP	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	\$225,496	\$60,000	\$285,496	\$285,496
2024	\$225,496	\$60,000	\$285,496	\$268,846
2023	\$243,394	\$60,000	\$303,394	\$244,405
2022	\$195,702	\$45,000	\$240,702	\$222,186
2021	\$156,987	\$45,000	\$201,987	\$201,987
2020	\$150,138	\$45,000	\$195,138	\$195,138

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.