



Address: [9624 WILLOW BRANCH WAY](#)
City: FORT WORTH
Georeference: 40672B-53-6
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6028846118
Longitude: -97.4004885819
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 6

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$354,462

Protest Deadline Date: 5/24/2024

Site Number: 40676773

Site Name: SUMMER CREEK RANCH ADDITION-53-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,609

Percent Complete: 100%

Land Sqft ^{*}: 5,557

Land Acres ^{*}: 0.1275

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:

HUGHES MONICA P

Primary Owner Address:

9624 WILLOW BRANCH WAY
CROWLEY, TX 76036-9584

Deed Date: 3/30/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207120103](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|----------------------------|-------------|-----------|
| MERITAGE HOMES OF TEXAS LP | 3/28/2006 | D206092182 | 0000000 | 0000000 |
| CL TEXAS LP | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$294,462 | \$60,000 | \$354,462 | \$354,462 |
| 2024 | \$294,462 | \$60,000 | \$354,462 | \$331,246 |
| 2023 | \$318,089 | \$60,000 | \$378,089 | \$301,133 |
| 2022 | \$255,047 | \$45,000 | \$300,047 | \$273,757 |
| 2021 | \$203,870 | \$45,000 | \$248,870 | \$248,870 |
| 2020 | \$194,798 | \$45,000 | \$239,798 | \$239,798 |

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.