



Address: [9640 WILLOW BRANCH WAY](#)
City: FORT WORTH
Georeference: 40672B-53-10
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6023352967
Longitude: -97.4004516333
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 10

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40676838

Site Name: SUMMER CREEK RANCH ADDITION-53-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,619

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

JOULANI NIVEEN

Primary Owner Address:

9640 WILLOW BRANCH WAY
CROWLEY, TX 76036

Deed Date: 2/11/2022

Deed Volume:

Deed Page:

Instrument: [D222039079](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	1/27/2011	D211030077	0000000	0000000
NATIONAL RESIDENTIAL NOMINEE	1/26/2011	D211030076	0000000	0000000
KOPY KRISTEN	3/10/2006	D206085553	0000000	0000000
LEGACY/MONTEREY HOMES LP	9/29/2005	D205293485	0000000	0000000
CL TEXAS LP	1/1/2004	0000000000000000	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	\$252,635	\$60,000	\$312,635	\$312,635
2024	\$252,635	\$60,000	\$312,635	\$312,635
2023	\$298,500	\$60,000	\$358,500	\$358,500
2022	\$255,076	\$45,000	\$300,076	\$273,873
2021	\$203,975	\$45,000	\$248,975	\$248,975
2020	\$194,921	\$45,000	\$239,921	\$239,921

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.