



Address: [9605 FLOWERING SPRING TR](#)
City: FORT WORTH
Georeference: 40672B-56-24
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6018792925
Longitude: -97.3971225715
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 56 Lot 24

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)

Site Number: 40677451

Site Name: SUMMER CREEK RANCH ADDITION-56-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,589

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

Pool: N

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$351,566

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ARGUELLES GASTON A
ARGUELLES CLAUDIA

Primary Owner Address:

9605 FLOWERING SPRING TRL
FORT WORTH, TX 76036

Deed Date: 4/27/2016

Deed Volume:

Deed Page:

Instrument: [D216093662](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF VETERANS AFFAIRS	2/25/2016	D216041855		
OCWEN LOAN SERVICING LLC	1/5/2016	D216006166		
WALTER LATONYA L	8/25/2013	D213306883	0000000	0000000
WALTER CARLOS EST;WALTER LATONY	6/13/2008	D208232372	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	3/4/2008	D208088320	0000000	0000000
WHITE CLARENCE	11/17/2005	D205349402	0000000	0000000
LEGACY/MONTEREY HOMES LP	3/30/2005	D205090371	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	\$291,566	\$60,000	\$351,566	\$331,283
2024	\$291,566	\$60,000	\$351,566	\$301,166
2023	\$314,931	\$60,000	\$374,931	\$273,787
2022	\$252,622	\$45,000	\$297,622	\$248,897
2021	\$202,037	\$45,000	\$247,037	\$226,270
2020	\$193,076	\$45,000	\$238,076	\$205,700

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.