



**Address:** [4601 BARBERRY TREE COVE](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-56-30  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6014635244  
**Longitude:** -97.3967312767  
**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 30

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40677524

**Site Name:** SUMMER CREEK RANCH ADDITION-56-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,796

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

LADKIN ZINA

**Primary Owner Address:**

4601 BARBERRY TREE COVE  
CROWLEY, TX 76036

**Deed Date:** 11/8/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216286588](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HB PROPERTIES I LLC	7/5/2016	<a href="#">D216164874</a>		
MEDINAACEVEDO EDWIN E	9/15/2006	<a href="#">D207197745</a>	0000000	0000000
D R HORTON LTD	12/28/2005	<a href="#">D206002685</a>	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 <sup>+</sup>
2025	\$207,718	\$60,000	\$267,718	\$267,718
2024	\$207,718	\$60,000	\$267,718	\$267,718
2023	\$253,287	\$60,000	\$313,287	\$248,166
2022	\$201,000	\$45,000	\$246,000	\$225,605
2021	\$160,095	\$45,000	\$205,095	\$205,095
2020	\$144,000	\$45,000	\$189,000	\$189,000

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.