



**Address:** [12501 SUMMERWOOD DR](#)  
**City:** FORT WORTH  
**Georeference:** 18204B-5-18  
**Subdivision:** HIGHPOINT HILL PH I  
**Neighborhood Code:** 4B012B

**Latitude:** 32.5758439068  
**Longitude:** -97.3263784842  
**TAD Map:** 2048-328  
**MAPSCO:** TAR-119J



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** HIGHPOINT HILL PH I Block 5  
Lot 18

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$350,000

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

**Site Number:** 40767639

**Site Name:** HIGHPOINT HILL PH I-5-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,179

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,567

**Land Acres<sup>\*</sup>:** 0.1737

**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:**

VILLA YARITZMA  
JUSTICE KENNETH

**Primary Owner Address:**

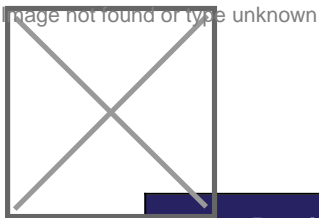
12501 SUMMERWOOD DR  
BURLESON, TX 76028

**Deed Date:** 1/8/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218007067](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OLSON DARES;OLSON JUDITH	2/13/2006	<a href="#">D206047633</a>	0000000	0000000
HORIZON HOMES LTD	4/27/2005	<a href="#">D205129256</a>	0000000	0000000
BH DEVELOPMENT TWO LP	1/1/2005	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	\$255,000	\$75,000	\$330,000	\$322,102
2024	\$275,000	\$75,000	\$350,000	\$292,820
2023	\$353,035	\$50,000	\$403,035	\$266,200
2022	\$263,386	\$50,000	\$313,386	\$242,000
2021	\$170,000	\$50,000	\$220,000	\$220,000
2020	\$170,000	\$50,000	\$220,000	\$220,000

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.