



Address: [4140 SUMMERSWEET LN](#)
City: FORT WORTH
Georeference: 35248-114-27
Subdivision: ROSEMARY RIDGE ADDITION
Neighborhood Code: 4S004P

Latitude: 32.5930593949
Longitude: -97.3825933846
TAD Map: 2036-336
MAPSCO: TAR-117C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROSEMARY RIDGE ADDITION
Block 114 Lot 27

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: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$313,266

Protest Deadline Date: 5/24/2024

Site Number: 40891402

Site Name: ROSEMARY RIDGE ADDITION-114-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,857

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

PRITCHARD RYAN C
PRITCHARD LAILYN R

Primary Owner Address:

4140 SUMMERSWEET LN
CROWLEY, TX 76036

Deed Date: 4/1/2024

Deed Volume:

Deed Page:

Instrument: [D224056315](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	8/12/2023	D223146550		
CRAWFORD JASON;CRAWFORD MELISSA	5/29/2007	D207184304	0000000	0000000
CHELDAN HOMES LP	6/19/2006	D206196594	0000000	0000000
SJ ROSEMARY DEVELOPMENT 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 ⁺
2025	\$273,266	\$40,000	\$313,266	\$313,266
2024	\$273,266	\$40,000	\$313,266	\$313,266
2023	\$287,332	\$40,000	\$327,332	\$277,814
2022	\$230,186	\$40,000	\$270,186	\$252,558
2021	\$204,027	\$40,000	\$244,027	\$229,598
2020	\$190,574	\$40,000	\$230,574	\$208,725

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.