



Address: [4144 SUMMERSWEET LN](#)
City: FORT WORTH
Georeference: 35248-114-28
Subdivision: ROSEMARY RIDGE ADDITION
Neighborhood Code: 4S004P

Latitude: 32.5930708429
Longitude: -97.3827551379
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 28

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: 2008

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40891410

Site Name: ROSEMARY RIDGE ADDITION-114-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,661

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:

TRICON SFR 2023-2 BORROWER LLC

Primary Owner Address:

15771 RED HILL AVE
TUSTIN, CA 92780

Deed Date: 11/29/2023

Deed Volume:

Deed Page:

Instrument: [D223213478](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-2 BORROWER LLC	12/20/2017	D217293731		
SBY 2014-1 BORROWER LLC	8/12/2014	D214178764		
2012-C PROPERTY HOLDINGS LLC	5/20/2013	D213131614	0000000	0000000
BRUMBELOW BOBBY;BRUMBELOW DARLA	9/26/2008	D208378010	0000000	0000000
C R BURTON CUSTOM HOMES LLC	2/7/2008	D208052782	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	\$181,608	\$40,000	\$221,608	\$221,608
2024	\$230,000	\$40,000	\$270,000	\$270,000
2023	\$245,662	\$40,000	\$285,662	\$285,662
2022	\$201,825	\$40,000	\$241,825	\$241,825
2021	\$155,000	\$40,000	\$195,000	\$195,000
2020	\$138,035	\$40,000	\$178,035	\$178,035

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

There are no exemptions for this property

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.