



**Address:** [4265 SUMMERSWEET LN](#)  
**City:** FORT WORTH  
**Georeference:** 35248-122-21  
**Subdivision:** ROSEMARY RIDGE ADDITION  
**Neighborhood Code:** 4S004P

**Latitude:** 32.5915124317  
**Longitude:** -97.385569711  
**TAD Map:** 2030-336  
**MAPSCO:** TAR-117G



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 122 Lot 21

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$246,298

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

**Site Number:** 40892433

**Site Name:** ROSEMARY RIDGE ADDITION-122-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,398

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,663

**Land Acres<sup>\*</sup>:** 0.1300

**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:**

SADI IYAD

SADI RANA A YASEEN

**Primary Owner Address:**

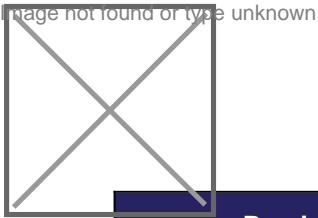
4117 SNOWBERRY LN  
CROWLEY, TX 76036

**Deed Date:** 6/12/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206191403](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHELDAN HOMES LP	10/21/2005	<a href="#">D205323135</a>	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 <sup>+</sup>
2025	\$206,298	\$40,000	\$246,298	\$227,082
2024	\$206,298	\$40,000	\$246,298	\$206,438
2023	\$216,727	\$40,000	\$256,727	\$187,671
2022	\$155,187	\$40,000	\$195,187	\$170,610
2021	\$155,187	\$40,000	\$195,187	\$155,100
2020	\$101,000	\$40,000	\$141,000	\$141,000

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.