



**Address:** [5117 CEDAR BRUSH DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672J-10-5  
**Subdivision:** SUMMER CREEK SOUTH ADDITION  
**Neighborhood Code:** 4S004I

**Latitude:** 32.6164043013  
**Longitude:** -97.404113906  
**TAD Map:** 2024-344  
**MAPSCO:** TAR-103S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMER CREEK SOUTH  
ADDITION Block 10 Lot 5

**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)

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

**Notice Value:** \$414,981

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

**Site Number:** 41065263

**Site Name:** SUMMER CREEK SOUTH ADDITION-10-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,471

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,827

**Land Acres<sup>\*</sup>:** 0.1796

**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:**

ATIENZA ARTHUR

ATIENZA MARIA N

**Primary Owner Address:**

PO BOX 330712

FORT WORTH, TX 76163

**Deed Date:** 8/29/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208343676](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LP	10/4/2007	<a href="#">D207365149</a>	0000000	0000000
SUMMERCREEK SOUTH DEVELOPMENT	3/29/2006	<a href="#">D206108553</a>	0000000	0000000
LEWISVILLE 7 PARTNERS LTD	1/1/2006	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	\$282,477	\$70,000	\$352,477	\$352,477
2024	\$344,981	\$70,000	\$414,981	\$390,169
2023	\$342,000	\$70,000	\$412,000	\$354,699
2022	\$279,000	\$55,000	\$334,000	\$322,454
2021	\$238,140	\$55,000	\$293,140	\$293,140
2020	\$214,146	\$55,000	\$269,146	\$269,146

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.