



**Address:** [5245 CEDAR BRUSH DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672J-10-18  
**Subdivision:** SUMMER CREEK SOUTH ADDITION  
**Neighborhood Code:** 4S004I

**Latitude:** 32.6169730966  
**Longitude:** -97.4061333442  
**TAD Map:** 2024-344  
**MAPSCO:** TAR-102V



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 18

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$382,925

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

**Site Number:** 41065417  
**Site Name:** SUMMER CREEK SOUTH ADDITION-10-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,995  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,200  
**Land Acres<sup>\*</sup>:** 0.1652  
**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:**

SHAH ALAMDAR H  
SULTANA JAVARIA

**Primary Owner Address:**  
5245 CEDAR BRUSH ST  
FORT WORTH, TX 76123

**Deed Date:** 8/22/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218191639](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KABAR SUAT	12/11/2015	<a href="#">D215277231</a>		
PAPAS LESKA;PAPAS MICHAEL	10/12/2006	<a href="#">D206328586</a>	0000000	0000000
FIRST TEXAS HOMES INC	5/8/2006	<a href="#">D206153487</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	\$312,925	\$70,000	\$382,925	\$382,925
2024	\$312,925	\$70,000	\$382,925	\$370,234
2023	\$318,584	\$70,000	\$388,584	\$336,576
2022	\$252,909	\$55,000	\$307,909	\$305,978
2021	\$223,162	\$55,000	\$278,162	\$278,162
2020	\$207,251	\$55,000	\$262,251	\$262,251

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.