



**Address:** [5116 BREEZEWIND LN](#)  
**City:** FORT WORTH  
**Georeference:** 40672J-12-4  
**Subdivision:** SUMMER CREEK SOUTH ADDITION  
**Neighborhood Code:** 4S004X

**Latitude:** 32.6157450459  
**Longitude:** -97.4039324974  
**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 12 Lot 4

**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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$429,874

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

**Site Number:** 41065603

**Site Name:** SUMMER CREEK SOUTH ADDITION-12-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,020

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,290

**Land Acres<sup>\*</sup>:** 0.1673

**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:**

STEVENS RHODA GWAN

**Primary Owner Address:**

5116 BREEZEWIND LN  
FORT WORTH, TX 76123

**Deed Date:** 2/9/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216027540](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITION LLC	5/12/2015	<a href="#">D215100073</a>		
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	\$349,874	\$80,000	\$429,874	\$429,874
2024	\$349,874	\$80,000	\$429,874	\$398,977
2023	\$381,174	\$80,000	\$461,174	\$362,706
2022	\$298,820	\$60,000	\$358,820	\$329,733
2021	\$256,792	\$60,000	\$316,792	\$299,757
2020	\$212,506	\$60,000	\$272,506	\$272,506

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.