

Address: 4932 BREEZEWIND LN **City:** FORT WORTH Georeference: 40672J-13-12 Subdivision: SUMMER CREEK SOUTH ADDITION Neighborhood Code: 4S004X

Latitude: 32.6157102599 Longitude: -97.4008815698 **TAD Map:** 2030-344 MAPSCO: TAR-103S

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

PROPERTY DATA

Legal Description: SUMMER CREEK SOUTH ADDITION Block 13 Lot 12 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 41065794 **TARRANT COUNTY (220)** Site Name: SUMMER CREEK SOUTH ADDITION-13-12 **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** CROWLEY ISD (912) Approximate Size+++: 4,502 State Code: A Percent Complete: 100% Year Built: 2007 Land Sqft*: 6,534 Personal Property Account: N/A Land Acres^{*}: 0.1500 Agent: None Pool: N Notice Sent Date: 5/1/2025 Notice Value: \$546.210

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Protest Deadline Date: 5/24/2024

Current Owner: BECHTHOLD CRAIG

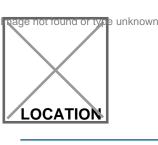
Primary Owner Address: 4932 BREEZEWIND LN FORT WORTH, TX 76123

07-28-2025

Deed Date: 4/24/2017 **Deed Volume: Deed Page:** Instrument: D217091383

Property Information | PDF Account Number: 41065794

Tarrant Appraisal District



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARNES DEANA; BARNES MICHAEL	12/31/2008	D209002181	000000	0000000
MERITAGE HOMES OF TEXAS LP	3/30/2007	D207123617	000000	0000000
SUMMERCREEK SOUTH DEVELOPMENT	3/29/2006	D206108553	000000	0000000
LEWISVILLE 7 PARTNERS LTD	1/1/2006	000000000000000000000000000000000000000	000000	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	\$466,210	\$80,000	\$546,210	\$546,210
2024	\$466,210	\$80,000	\$546,210	\$499,380
2023	\$509,971	\$80,000	\$589,971	\$453,982
2022	\$398,208	\$60,000	\$458,208	\$412,711
2021	\$341,323	\$60,000	\$401,323	\$375,192
2020	\$281,084	\$60,000	\$341,084	\$341,084

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.