



Address: [8604 SUNWOOD CT](#)
City: FORT WORTH
Georeference: 40672J-14-27
Subdivision: SUMMER CREEK SOUTH ADDITION
Neighborhood Code: 4S004X

Latitude: 32.6152145563
Longitude: -97.4031217257
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 14 Lot 27

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: 4/15/2025
Notice Value: \$509,892
Protest Deadline Date: 5/24/2024

Site Number: 41066200
Site Name: SUMMER CREEK SOUTH ADDITION-14-27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,056
Percent Complete: 100%
Land Sqft^{*}: 11,466
Land Acres^{*}: 0.2632
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
BROOKINS DON
BROOKINS ANGELA
Primary Owner Address:
8604 SUNWOOD CT
FORT WORTH, TX 76123-6020

Deed Date: 12/11/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206406558](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LP	6/9/2006	D206178265	0000000	0000000
SUMMERCREEK SOUTH DEVELOPMENT	3/29/2006	D206108553	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 ⁺
2025	\$429,892	\$80,000	\$509,892	\$509,892
2024	\$429,892	\$80,000	\$509,892	\$471,854
2023	\$469,597	\$80,000	\$549,597	\$428,958
2022	\$368,351	\$60,000	\$428,351	\$389,962
2021	\$316,839	\$60,000	\$376,839	\$354,511
2020	\$262,283	\$60,000	\$322,283	\$322,283

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)
- DISABLED VET 100 PCT 11.131

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.