



**Address:** [4812 WILLOW BRANCH CT](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-57-55  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.600868107  
**Longitude:** -97.3995041147  
**TAD Map:** 2030-336  
**MAPSCO:** TAR-103W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMER CREEK RANCH  
ADDITION Block 57 Lot 55

**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:** 2014

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41113942

**Site Name:** SUMMER CREEK RANCH ADDITION-57-55

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,802

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,662

**Land Acres<sup>\*</sup>:** 0.1299

**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:**

MIRANDA AMBER

**Primary Owner Address:**

2825 S MEADOW DR  
FORT WORTH, TX 76133

**Deed Date:** 9/16/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216220181](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIRE ASSET MANAGEMENT LLC	7/5/2016	<a href="#">D216151469</a>		
U S BANK	4/5/2016	<a href="#">D216073624</a>		
TYSON CARLANDA	1/5/2015	<a href="#">D215002655</a>		
D R HORTON TEXAS LTD	7/3/2014	<a href="#">D214143670</a>	0000000	0000000
FORESTAR USA REAL EST GRP INC	3/29/2012	<a href="#">D212079898</a>	0000000	0000000
CL REALTY LLC	12/31/2009	<a href="#">D210188863</a>	0000000	0000000
CL TEXAS LP	1/1/2006	0000000000000000	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	\$254,118	\$60,000	\$314,118	\$314,118
2024	\$254,118	\$60,000	\$314,118	\$314,118
2023	\$274,267	\$60,000	\$334,267	\$334,267
2022	\$220,397	\$45,000	\$265,397	\$265,397
2021	\$176,676	\$45,000	\$221,676	\$221,676
2020	\$170,534	\$45,000	\$215,534	\$215,534

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

There are no exemptions for this property

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.