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**Address:** [9413 CYPRESS LAKE DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-41-6-70  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004Q

**Latitude:** 32.6035384547  
**Longitude:** -97.3913728473  
**TAD Map:** 2030-340  
**MAPSCO:** TAR-103X



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

## PROPERTY DATA

**Legal Description:** SUMMER CREEK RANCH  
ADDITION Block 41 Lot 6 PER PLAT A12551

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$400,584

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

**Site Number:** 41261054

**Site Name:** SUMMER CREEK RANCH ADDITION-41-6

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 3,142

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 7,200

**Land Acres** <sup>\*</sup>: 0.1652

**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:**

YODER CHRISTOPHER D  
DYER HEATHER L

**Primary Owner Address:**

9413 CYPRESS LAKE DR  
CROWLEY, TX 76036

**Deed Date:** 8/23/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216195303](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRONJE ANNEKE;HANCKE KAREL P	11/26/2014	<a href="#">D214259877</a>		
BLOOMFIELD HOMES LP	4/3/2014	<a href="#">D214070279</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	1/1/2007	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	\$340,584	\$60,000	\$400,584	\$400,584
2024	\$340,584	\$60,000	\$400,584	\$378,629
2023	\$384,851	\$60,000	\$444,851	\$344,208
2022	\$292,733	\$60,000	\$352,733	\$312,916
2021	\$224,469	\$60,000	\$284,469	\$284,469
2020	\$224,469	\$60,000	\$284,469	\$284,469

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.