



**Address:** [9416 CYPRESS LAKE DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-41-12-70  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004Q

**Latitude:** 32.6030740326  
**Longitude:** -97.3911966582  
**TAD Map:** 2030-340  
**MAPSCO:** TAR-103X



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 41 Lot 12 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)

**Site Number:** 41261119  
**Site Name:** SUMMER CREEK RANCH ADDITION-41-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,305  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,200  
**Land Acres<sup>\*</sup>:** 0.1652  
**Pool:** N

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$367,725

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

<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:**  
CHOWINS DAVID WAYNE  
**Primary Owner Address:**  
9416 CYPRESS LAKE DR  
CROWLEY, TX 76036

**Deed Date:** 7/20/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224232737](#)

| Previous Owners               | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| CHOWINS KENNETH               | 3/5/2024   | <a href="#">D224038351</a> |             |           |
| YANG QING                     | 2/6/2015   | <a href="#">D215026587</a> |             |           |
| BLOOMFIELD HOMES LP           | 9/23/2014  | <a href="#">D214211241</a> |             |           |
| 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   | 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 | \$307,725          | \$60,000    | \$367,725    | \$367,725                    |
| 2024 | \$307,725          | \$60,000    | \$367,725    | \$332,981                    |
| 2023 | \$315,563          | \$60,000    | \$375,563    | \$302,710                    |
| 2022 | \$245,884          | \$60,000    | \$305,884    | \$275,191                    |
| 2021 | \$190,174          | \$60,000    | \$250,174    | \$250,174                    |
| 2020 | \$207,677          | \$60,000    | \$267,677    | \$267,677                    |

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.