



Address: [9440 CYPRESS LAKE DR](#)
City: FORT WORTH
Georeference: 40672B-41-18
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004Q

Latitude: 32.6030622795
Longitude: -97.3900283863
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 18 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: 41261186
Site Name: SUMMER CREEK RANCH ADDITION-41-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,461
Percent Complete: 100%
Land Sqft^{*}: 7,200
Land Acres^{*}: 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: \$383,925

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KIRSCHNER EDWARD & EVA 2001 REVOCABLE MANAGEMENT TRUST

Primary Owner Address:

9440 CYPRESS LAKE DR
CROWLEY, TX 76036

Deed Date: 10/25/2017

Deed Volume:

Deed Page:

Instrument: [D217249960](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIRSCHNER EDWARD;KIRSCHNER EVA	5/27/2016	D216115204		
BLOOMFIELD HOMES LP	2/5/2014	D214026173	0000000	0000000
FORESTAR USA REAL EST GRP INC	3/29/2012	D212079898	0000000	0000000
CL REALTY LLC	12/31/2009	D210188863	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 ⁺
2025	\$323,925	\$60,000	\$383,925	\$383,925
2024	\$323,925	\$60,000	\$383,925	\$349,169
2023	\$308,537	\$60,000	\$368,537	\$317,426
2022	\$259,969	\$60,000	\$319,969	\$288,569
2021	\$202,335	\$60,000	\$262,335	\$262,335
2020	\$220,528	\$60,000	\$280,528	\$280,528

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.