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Address: [4400 LUGANO TERR](#)
City: FORT WORTH
Georeference: 40672B-41-23
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004Q

Latitude: 32.6027234384
Longitude: -97.3892236241
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 23 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: 41261232
Site Name: SUMMER CREEK RANCH ADDITION-41-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,198
Percent Complete: 100%
Land Sqft^{*}: 8,039
Land Acres^{*}: 0.1845
Pool: N

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$367,971

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:

ROBLES JUAN CARLOS
ROBLES CLAUDIA YANERY

Primary Owner Address:

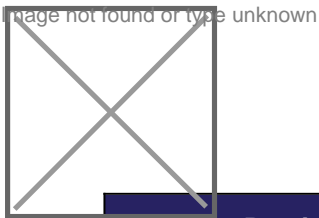
4400 LUGANO TERR
CROWLEY, TX 76036

Deed Date: 9/3/2014

Deed Volume:

Deed Page:

Instrument: [D214219368](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES LP	6/16/2014	D214129528	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	\$307,971	\$60,000	\$367,971	\$336,743
2024	\$307,971	\$60,000	\$367,971	\$306,130
2023	\$315,702	\$60,000	\$375,702	\$278,300
2022	\$247,194	\$60,000	\$307,194	\$253,000
2021	\$170,000	\$60,000	\$230,000	\$230,000
2020	\$170,000	\$60,000	\$230,000	\$230,000

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.