



**Address:** [4712 FELTLEAF AVE](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-57-25  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6000802584  
**Longitude:** -97.3969013704  
**TAD Map:** 2030-336  
**MAPSCO:** TAR-117A



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 25

**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:** 2019

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$277,913

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

**Site Number:** 800036602

**Site Name:** SUMMER CREEK RANCH ADDITION 57 25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,588

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,488

**Land Acres<sup>\*</sup>:** 0.1260

**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:**

MERAAN WAISUDDIN  
MERAAN WAHEEDA A

**Primary Owner Address:**

4712 FELTLEAF AVE  
CROWLEY, TX 76036

**Deed Date:** 7/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** NAMCHGA064152440

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERAAN WAHEEDA A;TANHA WAISUDDIN	2/11/2022	NAMCHGA-064152441		
TANHA WAHEEDA;TANHA WAISUDDIN	8/26/2019	<a href="#">D219192429</a>		
DR HORTON - TEXAS LTD	4/2/2019	<a href="#">D219068789</a>		

## 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	\$217,913	\$60,000	\$277,913	\$277,913
2024	\$217,913	\$60,000	\$277,913	\$261,300
2023	\$234,547	\$60,000	\$294,547	\$237,545
2022	\$188,560	\$45,000	\$233,560	\$215,950
2021	\$151,318	\$45,000	\$196,318	\$196,318
2020	\$144,496	\$45,000	\$189,496	\$189,496

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.