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Address: [9748 WILLOW BRANCH WAY](#)
City: FORT WORTH
Georeference: 40672B-60-4
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.5995910237
Longitude: -97.4003453685
TAD Map: 2030-336
MAPSCO: TAR-117A



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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 60 Lot 4

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: 800036591

Site Name: SUMMER CREEK RANCH ADDITION 60 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,763

Percent Complete: 100%

Land Sqft^{*}: 12,980

Land Acres^{*}: 0.2980

Pool: N

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$313,461

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:

VILLEGAS MIGUEL A JR

Primary Owner Address:

9748 WILLOW BRANCH WAY
CROWLEY, TX 76036

Deed Date: 7/30/2019

Deed Volume:

Deed Page:

Instrument: [D219167889](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	4/2/2019	D219068789		



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	\$253,461	\$60,000	\$313,461	\$313,461
2024	\$253,461	\$60,000	\$313,461	\$293,219
2023	\$272,973	\$60,000	\$332,973	\$266,563
2022	\$219,006	\$45,000	\$264,006	\$242,330
2021	\$175,300	\$45,000	\$220,300	\$220,300
2020	\$167,289	\$45,000	\$212,289	\$212,289

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.