



**Address:** [4616 FRINGETREE WAY](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-59-18  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6008799146  
**Longitude:** -97.393926628  
**TAD Map:** 2030-336  
**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 59 Lot 18

**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:** 800044221  
**Site Name:** SUMMER CREEK RANCH ADDITION 59 18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,865  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,230  
**Land Acres<sup>\*</sup>:** 0.1400  
**Pool:** N

**State Code:** A  
**Year Built:** 2020  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$326,714  
**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:**  
BROWN GERALD SR  
**Primary Owner Address:**  
4616 FRINGETREE WAY  
FORT WORTH, TX 76036

**Deed Date:** 5/21/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220118149](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	1/16/2020	<a href="#">D220014191</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	\$266,714	\$60,000	\$326,714	\$326,714
2024	\$266,714	\$60,000	\$326,714	\$304,932
2023	\$287,330	\$60,000	\$347,330	\$277,211
2022	\$230,291	\$45,000	\$275,291	\$252,010
2021	\$184,100	\$45,000	\$229,100	\$229,100
2020	\$0	\$31,500	\$31,500	\$31,500

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)
- DISABLED VET 70 to 99 PCT 11.22

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.