



**Address:** [4604 CARRIAGE CROSSING DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-59-29  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6016601776  
**Longitude:** -97.3951883449  
**TAD Map:** 2030-336  
**MAPSCO:** TAR-103W



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 29

**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:** 2023  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800044232  
**Site Name:** SUMMER CREEK RANCH ADDITION 59 29  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,722  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,620  
**Land Acres<sup>\*</sup>:** 0.2200  
**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:**

LYKKEN DOUGLAS GLEN  
LYKKEN JANA REE

**Primary Owner Address:**  
4604 CARRIAGE CROSSING DR  
FORT WORTH, TX 76036

**Deed Date:** 5/25/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223092414](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	12/15/2022	<a href="#">D222288373</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	\$247,554	\$60,000	\$307,554	\$307,554
2024	\$247,554	\$60,000	\$307,554	\$307,554
2023	\$0	\$42,000	\$42,000	\$42,000
2022	\$0	\$31,500	\$31,500	\$31,500
2021	\$0	\$31,500	\$31,500	\$31,500
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)

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.