



Address: [9604 CATCLAW TERR](#)
City: FORT WORTH
Georeference: 40672B-41-2-71
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6008351014
Longitude: -97.3923883586
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 41 Lot 2 REF PLAT D222237125
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (222)
Site Number: 800079071
Site Name: SUMMER CREEK RANCH ADDITION Block 41 Lot 2 REF PLAT D222237125
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,594
State Code: A **Percent Complete:** 100%
Year Built: 2023 **Land Sqft*:** 6,755
Personal Property Account Number*: NA1551
Agent: THE RAY GROUP LLC (01008)
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:
MELENDEZ SANTANDER DANIELA VICTORIA
Primary Owner Address:
8733 SWEET FLAG LN
FORT WORTH, TX 76123

Deed Date: 11/30/2023
Deed Volume:
Deed Page:
Instrument: [D223213454](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	4/13/2023	D223063251		



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	\$160,957	\$60,000	\$220,957	\$220,957
2024	\$205,000	\$60,000	\$265,000	\$265,000
2023	\$0	\$42,000	\$42,000	\$42,000
0	\$0	\$0	\$0	\$0

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

There are no exemptions for this property

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.