



Address: [9620 CATCLAW TERR](#)
City: FORT WORTH
Georeference: 40672B-41-5-71
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6005004816
Longitude: -97.3920350866
TAD Map: 2030-336
MAPSCO: TAR-117B



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 5 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: 800079084
Site Name: SUMMER CREEK RANCH ADDITION Block 41 Lot 5 REF PLAT D222237125
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,425
State Code: A **Percent Complete:** 100%
Year Built: 2023 **Land Sqft*:** 9,062
Personal Property Accounts: NA
Agent: OWNWEL (12140)
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:
ABBAS NASIR
Primary Owner Address:
9620 CATCLAW TERR
FORT WORTH, TX 76036
Deed Date: 8/10/2023
Deed Volume:
Deed Page:
Instrument: [D223145160](#)

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	\$205,592	\$60,000	\$265,592	\$265,592
2024	\$205,592	\$60,000	\$265,592	\$265,592
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

- 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.