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**Address:** [4429 COFFEETREE DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-61-34  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.5967542333  
**Longitude:** -97.3897666761  
**TAD Map:** 2030-336  
**MAPSCO:** TAR-117B



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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 61 Lot 34

**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:** 800079098  
**Site Name:** SUMMER CREEK RANCH ADDITION Block 61 Lot 34  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,796  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,537  
**Land Acres<sup>\*</sup>:** 0.1730  
**Pool:** N

**State Code:** A  
**Year Built:** 2023  
**Personal Property Account:** N/A  
**Agent:** None  
**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:**

WAY JOSHUA ALLEN  
WAY AMANDA NICOLE  
**Primary Owner Address:**  
4429 COFFEETREE DR  
FORT WORTH, TX 76036

**Deed Date:** 10/25/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223192444](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	6/1/2023	<a href="#">D223096097</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	\$244,000	\$60,000	\$304,000	\$304,000
2024	\$263,064	\$60,000	\$323,064	\$323,064
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.