



## LOCATION

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**Address:** [3913 SUMMERHILL LN](#)  
**City:** FORT WORTH  
**Georeference:** 817H-27-17  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9018509293  
**Longitude:** -97.2999393433  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-035D



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

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**Legal Description:** ARCADIA PARK ADDITION  
Block 27 Lot 17

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40313700  
**Site Name:** ARCADIA PARK ADDITION-27-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,846  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,711  
**Land Acres<sup>\*</sup>:** 0.1540  
**Pool:** N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

NGUYEN YENTRINH

**Primary Owner Address:**

3913 SUMMERHILL LN  
FORT WORTH, TX 76244

**Deed Date:** 3/28/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** NAMCHG40313700

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN YEN TRINH	3/15/2022	<a href="#">D222070942</a>		
SHERMAN BRENDA	5/29/2020	<a href="#">D220124346</a>		
DIER SHANNON E	5/22/2017	<a href="#">D217116728</a>		
COOK MICHAEL R	6/22/2007	<a href="#">D207222556</a>	0000000	0000000
BURROW JASON	11/13/2006	<a href="#">D207042838</a>	0000000	0000000
BURROW ANGELA M;BURROW JASON A	3/4/2004	<a href="#">D204080440</a>	0000000	0000000
RICHMOND AMERICAN HOMES OF TX	8/28/2003	<a href="#">D203325388</a>	0017141	0000158
GEHAN/ARCADIA PARK LP	1/1/2003	000000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$250,000	\$70,000	\$320,000	\$320,000
2023	\$268,587	\$70,000	\$338,587	\$338,587
2022	\$197,999	\$55,000	\$252,999	\$252,999
2021	\$197,999	\$55,000	\$252,999	\$252,999
2020	\$168,916	\$55,000	\$223,916	\$223,916

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.