



## LOCATION

**Address:** [3909 SUMMERHILL LN](#)  
**City:** FORT WORTH  
**Georeference:** 817H-27-18  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9019499089  
**Longitude:** -97.3000874868  
**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

**Legal Description:** ARCADIA PARK ADDITION  
Block 27 Lot 18

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40313719  
**Site Name:** ARCADIA PARK ADDITION-27-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,939  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,614  
**Land Acres<sup>\*</sup>:** 0.1747  
**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

CHOVANETZ JOHN H  
CHOVANETZ CHARLOT

**Primary Owner Address:**

3909 SUMMERHILL LN  
KELLER, TX 76244-4904

**Deed Date:** 3/10/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204076783](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	9/15/2003	<a href="#">D203368589</a>	0000000	0000000
GEHAN/ARCADIA PARK LP	1/1/2003	0000000000000000	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	\$275,783	\$70,000	\$345,783	\$290,158
2023	\$272,941	\$70,000	\$342,941	\$263,780
2022	\$234,493	\$55,000	\$289,493	\$239,800
2021	\$163,000	\$55,000	\$218,000	\$218,000
2020	\$163,000	\$55,000	\$218,000	\$218,000

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.