

## LOCATION

**Address:** [4012 SUMMERHILL LN](#)  
**City:** FORT WORTH  
**Georeference:** 817H-27-30  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9008837056  
**Longitude:** -97.2991385868  
**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 30

**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:** 40313840  
**Site Name:** ARCADIA PARK ADDITION-27-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,640  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,080  
**Land Acres<sup>\*</sup>:** 0.1395  
**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:**  
 GUTANSKY SHAWN  
 GUTANSKY ROBIN  
**Primary Owner Address:**  
 4012 SUMMERHILL LN  
 KELLER, TX 76244-4905

**Deed Date:** 4/8/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204112200](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	9/23/2003	<a href="#">D203377029</a>	0000000	0000000
GEHAN/ARCADIA PARK LP	1/1/2003	00000000000000	0000000	0000000

## VALUES

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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	\$232,013	\$70,000	\$302,013	\$292,805
2023	\$229,652	\$70,000	\$299,652	\$266,186
2022	\$197,640	\$55,000	\$252,640	\$241,987
2021	\$169,692	\$55,000	\$224,692	\$219,988
2020	\$144,989	\$55,000	\$199,989	\$199,989

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

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- 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.