

## LOCATION

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**Address:** [4044 SUMMERHILL LN](#)  
**City:** FORT WORTH  
**Georeference:** 817H-27-38  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9004101096  
**Longitude:** -97.2979475735  
**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 38

**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:** 40313921  
**Site Name:** ARCADIA PARK ADDITION-27-38  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,947  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,265  
**Land Acres<sup>\*</sup>:** 0.1438  
**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:**

WORTH NANCY

**Primary Owner Address:**

4044 SUMMERHILL LN  
KELLER, TX 76244

**Deed Date:** 8/28/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219197322](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILHELMOSEN WENDY ANN	8/4/2017	<a href="#">D217179292</a>		
LICARI ERIKA;LICARI STEVEN	7/29/2014	<a href="#">D214163231</a>	0000000	0000000
GRAHAM BRANDON;GRAHAM CRYSTAL	6/27/2008	<a href="#">D208259553</a>	0000000	0000000
FULLER MICHAEL BRIAN	5/13/2008	<a href="#">D208188304</a>	0000000	0000000
FULLER MICHAEL BRIAN	8/18/2004	<a href="#">D204263687</a>	0000000	0000000
GEHAN HOMES LTD	9/23/2003	<a href="#">D203377029</a>	0000000	0000000
GEHAN/ARCADIA PARK LP	1/1/2003	00000000000000	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	\$277,578	\$70,000	\$347,578	\$332,807
2023	\$274,709	\$70,000	\$344,709	\$302,552
2022	\$235,993	\$55,000	\$290,993	\$275,047
2021	\$202,190	\$55,000	\$257,190	\$250,043
2020	\$172,312	\$55,000	\$227,312	\$227,312

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.