

## LOCATION

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**Address:** [4048 SUMMERHILL LN](#)  
**City:** FORT WORTH  
**Georeference:** 817H-27-39  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9003626621  
**Longitude:** -97.2977974666  
**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 39

**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:** 40313948  
**Site Name:** ARCADIA PARK ADDITION-27-39  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,730  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,288  
**Land Acres<sup>\*</sup>:** 0.1443  
**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:**

KRAUSS PATRICIA

**Primary Owner Address:**

4048 SUMMERHILL LN  
FORT WORTH, TX 76244

**Deed Date:** 11/26/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224212526](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEARSON VALERIE A	9/2/2004	<a href="#">D204279298</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	\$252,075	\$70,000	\$322,075	\$310,785
2023	\$249,499	\$70,000	\$319,499	\$282,532
2022	\$214,626	\$55,000	\$269,626	\$256,847
2021	\$184,180	\$55,000	\$239,180	\$233,497
2020	\$157,270	\$55,000	\$212,270	\$212,270

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

There are no exemptions for this property

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.