

LOCATION

Address: [4420 LUGANO TERR](#)
City: FORT WORTH
Georeference: 40672B-41-28
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004Q

Latitude: 32.6026430485
Longitude: -97.3902968248
TAD Map: 2030-340
MAPSCO: TAR-103X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER CREEK RANCH
ADDITION Block 41 Lot 28 PER PLAT A12551

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

Site Number: 41261283
Site Name: SUMMER CREEK RANCH ADDITION-41-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,214
Percent Complete: 100%
Land Sqft^{*}: 10,890
Land Acres^{*}: 0.2500
Pool: N

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

COLEMAN SHIRLEY
COLEMAN CLIVE

Primary Owner Address:

4420 LUGANO TERR
FORT WORTH, TX 76036

Deed Date: 10/17/2014

Deed Volume:

Deed Page:

Instrument: [D214229434](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES LP	4/3/2014	D214070279	0000000	0000000
FORESTAR USA REAL EST GRP INC	3/29/2012	D212079898	0000000	0000000
CL REALTY LLC	12/31/2009	D210188863	0000000	0000000
CL TEXAS LP	1/1/2007	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$308,853	\$60,000	\$368,853	\$336,743
2023	\$316,606	\$60,000	\$376,606	\$306,130
2022	\$247,915	\$60,000	\$307,915	\$278,300
2021	\$193,000	\$60,000	\$253,000	\$253,000
2020	\$210,338	\$60,000	\$270,338	\$270,338

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.