



## LOCATION

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**Address:** [7621 SUMMER CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 7850B-1-4  
**Subdivision:** COLUMBUS TRAIL ADDN  
**Neighborhood Code:** Food Service General

**Latitude:** 32.6327385699  
**Longitude:** -97.4077883477  
**TAD Map:** 2024-348  
**MAPSCO:** TAR-102M



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:** COLUMBUS TRAIL ADDN Block  
1 Lot 4

**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:** 800084811

**Site Name:** Dunkin' Donuts

**Site Class:** FSFastFood - Food Service-Fast Food Restaurant

**Parcels:** 1

**Primary Building Name:** DUNKIN DONUTS / 42544848

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 2,312

**Net Leasable Area<sup>+++</sup>:** 2,312

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 32,712

**Land Acres<sup>\*</sup>:** 0.7510

**Pool:** N

**State Code:** F1

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

<sup>+++</sup> Rounded.

<sup>\*</sup> 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:**

MUNZA MANAGEMENT INC

**Primary Owner Address:**

3405 SPECTRUM BLVD  
RICHARDSON, TX 75082

**Deed Date:** 1/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222023868](#)

## 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	\$690,408	\$523,392	\$1,213,800	\$49,068
2023	\$0	\$40,890	\$40,890	\$40,890
2022	\$0	\$40,890	\$40,890	\$40,890
2021	\$0	\$40,890	\$40,890	\$40,890
2020	\$0	\$40,890	\$40,890	\$40,890

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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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.