



**Address:** [8117 RAMBLER ROSE](#)  
**City:** FORT WORTH  
**Georeference:** 40685-162-50  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K400G

**Latitude:** 32.8885080397  
**Longitude:** -97.2963429888  
**TAD Map:** 2060-444  
**MAPSCO:** TAR-036J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMERFIELDS ADDITION  
Block 162 Lot 50

**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:** 1996

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00672F)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06804020

**Site Name:** SUMMERFIELDS ADDITION-162-50

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,339

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,014

**Land Acres<sup>\*</sup>:** 0.1151

**Pool:** N

<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

**Current Owner:**

CSH PROPERTY ONE LLC

**Primary Owner Address:**

1717 MAIN ST SUITE 2000  
DALLAS, TX 75201

**Deed Date:** 2/26/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220047240](#)

| Previous Owners              | Date       | Instrument                 | Deed Volume | Deed Page |
|------------------------------|------------|----------------------------|-------------|-----------|
| CHAPEL HEIGHTS PROPERTIES LP | 10/17/2019 | <a href="#">D219240446</a> |             |           |
| CUSIC JACQUELINE L           | 7/2/2008   | <a href="#">D208269834</a> | 0000000     | 0000000   |
| COURTNEY RODNEY F            | 10/22/1997 | 00129640000392             | 0012964     | 0000392   |
| MULHOLLAND KATHLEEN L        | 4/11/1996  | 00123380000672             | 0012338     | 0000672   |
| CHOICE HOMES-TEXAS INC       | 2/1/1996   | 00122500001286             | 0012250     | 0001286   |
| NORTH BEACH 1 LP             | 1/1/1995   | 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 | \$179,201          | \$55,000    | \$234,201    | \$234,201                    |
| 2024 | \$179,201          | \$55,000    | \$234,201    | \$234,201                    |
| 2023 | \$210,848          | \$55,000    | \$265,848    | \$265,848                    |
| 2022 | \$172,527          | \$40,000    | \$212,527    | \$212,527                    |
| 2021 | \$144,172          | \$40,000    | \$184,172    | \$184,172                    |
| 2020 | \$138,642          | \$40,000    | \$178,642    | \$178,642                    |

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.