



**Address:** [4413 EMERALD LEAF DR](#)  
**City:** MANSFIELD  
**Georeference:** 44714G-5-24  
**Subdivision:** VILLAGES AT SPRING LAKE, THE  
**Neighborhood Code:** 1M600D

**Latitude:** 32.5605446577  
**Longitude:** -97.064665102  
**TAD Map:** 2132-324  
**MAPSCO:** TAR-126T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAGES AT SPRING LAKE,  
THE Block 5 Lot 24

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 07894031

**Site Name:** VILLAGES AT SPRING LAKE, THE-5-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,680

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

AMH 2014-3 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 11/25/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214268283](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROP TWO	3/12/2013	<a href="#">D213067063</a>	0000000	0000000
ROYSDON JAKE;ROYSDON JENNIFER	6/24/2009	<a href="#">D209173271</a>	0000000	0000000
WINKLER CODY;WINKLER JENNIFER	11/21/2003	<a href="#">D203454038</a>	0000000	0000000
KEAFFABER INC	9/10/2003	<a href="#">D204154451</a>	0000000	0000000
SYCAMORE HOMES INC	9/9/2003	<a href="#">D203353097</a>	0000000	0000000
KEAFFABER INC	5/14/2002	00157450000178	0015745	0000178
KEAFFABER INC	5/13/2002	<a href="#">D204154451</a>	0000000	0000000
SPRING LAKE PARTNERS LTD	1/1/2001	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	\$202,258	\$80,000	\$282,258	\$282,258
2024	\$230,484	\$80,000	\$310,484	\$310,484
2023	\$228,910	\$80,000	\$308,910	\$308,910
2022	\$210,447	\$60,000	\$270,447	\$270,447
2021	\$170,967	\$60,000	\$230,967	\$230,967
2020	\$151,055	\$60,000	\$211,055	\$211,055

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.