

Tarrant Appraisal District

Property Information | PDF

Account Number: 40036995

Address: 409 WESTMERE CT

City: FORT WORTH

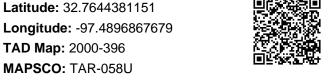
Georeference: 23783H-5C-8

Subdivision: LEGACY SQUARE ADDITION

Neighborhood Code: 2W300H

Googlet Mapd or type unknown

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



PROPERTY DATA

Legal Description: LEGACY SQUARE ADDITION

Block 5C Lot 8

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) WHITE SETTLEMENT ISD (920)

State Code: A Year Built: 2002

Personal Property Account: N/A Agent: RYAN LLC (00672F) Protest Deadline Date: 5/24/2024 Site Number: 40036995

Site Name: LEGACY SQUARE ADDITION-5C-8 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,750
Percent Complete: 100%

Land Sqft*: 6,970 Land Acres*: 0.1600

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

AMH 2015-2 BORROWER LLC **Primary Owner Address:** 30601 AGOURA RD STE 200 AGOURA HILLS, CA 91301 **Deed Date: 9/22/2015**

Deed Volume: Deed Page:

Instrument: D215216824

07-13-2025 Page 1

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES 8 LLC	10/7/2014	D214233366		
JAMES MARGARET; JAMES MICHAEL K	9/25/2002	00160310000155	0016031	0000155
MHI PARTNERSHIP LTD	5/17/2002	00156930000035	0015693	0000035
LEGACY SQUARE LP	1/1/2002	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*
2025	\$270,068	\$55,000	\$325,068	\$325,068
2024	\$270,068	\$55,000	\$325,068	\$325,068
2023	\$294,000	\$55,000	\$349,000	\$349,000
2022	\$264,647	\$40,000	\$304,647	\$304,647
2021	\$194,000	\$40,000	\$234,000	\$234,000
2020	\$181,372	\$40,000	\$221,372	\$221,372

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

07-13-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.