



Address: [409 WESTMERE CT](#)
City: FORT WORTH
Georeference: 23783H-5C-8
Subdivision: LEGACY SQUARE ADDITION
Neighborhood Code: 2W300H

Latitude: 32.7644381151
Longitude: -97.4896867679
TAD Map: 2000-396
MAPSCO: TAR-058U



Google Map 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.

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

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](#)



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.

+ 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.