



**Address:** [3713 VERDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 44731B-H-4  
**Subdivision:** VISTA GREENS  
**Neighborhood Code:** 3K600F

**Latitude:** 32.9688668277  
**Longitude:** -97.2798850831  
**TAD Map:** 2066-472  
**MAPSCO:** TAR-008T



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** VISTA GREENS Block H Lot 4

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

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

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

**Site Number:** 40156249  
**Site Name:** VISTA GREENS-H-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,306  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1147  
**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:**

ARP 2014-1 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 8/26/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214192570](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN RES LEASING CO LLC	9/20/2013	<a href="#">D213251563</a>	0000000	0000000
MATHIS JAMES D;MATHIS KIERA	11/5/2003	<a href="#">D203429301</a>	0000000	0000000
BEAZER HOMES INC	6/4/2003	00168200000378	0016820	0000378
G & G DEVELOPMENT LTD	1/1/2002	000000000000000	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	\$224,119	\$60,000	\$284,119	\$284,119
2024	\$295,705	\$60,000	\$355,705	\$355,705
2023	\$314,426	\$60,000	\$374,426	\$374,426
2022	\$250,925	\$45,000	\$295,925	\$295,925
2021	\$200,000	\$45,000	\$245,000	\$245,000
2020	\$190,522	\$45,000	\$235,522	\$235,522

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.