



**Address:** [3748 JADE ST](#)  
**City:** FORT WORTH  
**Georeference:** 44731B-I-14  
**Subdivision:** VISTA GREENS  
**Neighborhood Code:** 3K600F

**Latitude:** 32.9698161854  
**Longitude:** -97.2787283936  
**TAD Map:** 2066-472  
**MAPSCO:** TAR-008U



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** VISTA GREENS Block I Lot 14

**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:** 2006  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00320R)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40156559  
**Site Name:** VISTA GREENS-I-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,370  
**Percent Complete:** 100%  
**Land Sqft :** 5,000  
**Land Acres\* :** 0.1147  
**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:**  
AMERICAN HMS 4 RENT PROP 2 LLC  
**Primary Owner Address:**  
30601 AGOURA RD STE 200  
AGOURA HILLS, CA 91301-2013

**Deed Date:** 3/8/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213061535](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHORSANDI JAY	7/21/2006	<a href="#">D206236008</a>	0000000	0000000
BEAZER HOMES INC	8/6/2004	<a href="#">D204254142</a>	0000000	0000000
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	\$148,553	\$60,000	\$208,553	\$208,553
2024	\$181,233	\$60,000	\$241,233	\$241,233
2023	\$232,676	\$60,000	\$292,676	\$292,676
2022	\$195,437	\$45,000	\$240,437	\$240,437
2021	\$163,232	\$45,000	\$208,232	\$208,232
2020	\$139,875	\$45,000	\$184,875	\$184,875

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.