



**Address:** [313 FLOWERING PLUM LN](#)  
**City:** FORT WORTH  
**Georeference:** 31741H-27-17  
**Subdivision:** PARKS OF DEER CREEK ADDITION  
**Neighborhood Code:** 4B012G

**Latitude:** 32.5948698079  
**Longitude:** -97.3243626153  
**TAD Map:** 2054-336  
**MAPSCO:** TAR-119A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKS OF DEER CREEK  
ADDITION Block 27 Lot 17

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

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

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

**Site Number:** 40330044

**Site Name:** PARKS OF DEER CREEK ADDITION-27-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,104

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,042

**Land Acres<sup>\*</sup>:** 0.1387

**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 2014-1 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 5/21/2014

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D214108141](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AH4R-TX LLC	9/4/2012	<a href="#">D212221707</a>	0000000	0000000
MARTIN DOROTHY;MARTIN EDWARD	3/27/2006	000000000000000	0000000	0000000
MARTIN DOROTHY;MARTIN EDWARD	1/13/2005	<a href="#">D205027521</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	3/29/2004	<a href="#">D204096090</a>	0000000	0000000
LUMBERMAN'S INVESTMENT CORP	1/1/2003	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	\$190,957	\$60,000	\$250,957	\$250,957
2024	\$227,617	\$60,000	\$287,617	\$287,617
2023	\$262,587	\$40,000	\$302,587	\$302,587
2022	\$185,509	\$40,000	\$225,509	\$225,509
2021	\$164,000	\$40,000	\$204,000	\$204,000
2020	\$149,999	\$40,000	\$189,999	\$189,999

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.