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PROPERTY DATA

Legal Description: PARKS OF DEER CREEK ADDITION Block 7 Lot 28 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: 2005 Personal Property Account: N/A Agent: RYAN LLC (00320R) Protest Deadline Date: 5/24/2024

Site Name: PARKS OF DEER CREEK ADDITION-7-28 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,131 Percent Complete: 100% Land Sqft^{*}: 5,775 Land Acres^{*}: 0.1325 Pool: N

+++ Rounded.

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

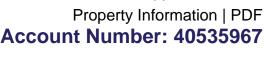
OWNER INFORMATION

Current Owner: AMH 2014-3 BORROWER LLC

Primary Owner Address: 23975 PARK SORRENTO STE 300 CALABASAS, CA 91302

Deed Date: 11/25/2014 **Deed Volume: Deed Page:** Instrument: D214268279

Latitude: 32.5983819946 Longitude: -97.3266770448 TAD Map: 2048-336 MAPSCO: TAR-119A



Tarrant Appraisal District

Neighborhood Code: 4B012G

Georeference: 31741H-7-28

City: FORT WORTH

Address: 444 FAIRBROOK LN

Subdivision: PARKS OF DEER CREEK ADDITION

Site Number: 40535967

Tarrant Appraisal District Property Information | PDF

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	2/27/2014	<u>D214041018</u>	0000000	0000000
WINSHIP HENRY W IV	5/10/2007	D207210755	000000	0000000
WINSHIP HENRY W	7/28/2005	D205234293	000000	0000000
LENNAR HMS OF TEXAS INC	7/28/2005	D205234292	000000	0000000
LENNAR HMS OF TEXAS LAND & CON	3/9/2005	D205071518	000000	0000000
LUMBERMAN'S INVESTMENT CORP	1/1/2004	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$186,098	\$60,000	\$246,098	\$246,098
2024	\$228,017	\$60,000	\$288,017	\$288,017
2023	\$264,656	\$40,000	\$304,656	\$304,656
2022	\$202,994	\$40,000	\$242,994	\$242,994
2021	\$166,000	\$40,000	\$206,000	\$206,000
2020	\$151,155	\$40,000	\$191,155	\$191,155

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.