



**Address:** [444 FAIRBROOK LN](#)  
**City:** FORT WORTH  
**Georeference:** 31741H-7-28  
**Subdivision:** PARKS OF DEER CREEK ADDITION  
**Neighborhood Code:** 4B012G

**Latitude:** 32.5983819946  
**Longitude:** -97.3266770448  
**TAD Map:** 2048-336  
**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 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 Number:** 40535967  
**Site Name:** PARKS OF DEER CREEK ADDITION-7-28  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,131  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,775  
**Land Acres<sup>\*</sup>:** 0.1325  
**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 2014-3 BORROWER LLC  
**Primary Owner Address:**  
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 11/25/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214268279](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	2/27/2014	<a href="#">D214041018</a>	0000000	0000000
WINSHIP HENRY W IV	5/10/2007	<a href="#">D207210755</a>	0000000	0000000
WINSHIP HENRY W	7/28/2005	<a href="#">D205234293</a>	0000000	0000000
LENNAR HMS OF TEXAS INC	7/28/2005	<a href="#">D205234292</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	3/9/2005	<a href="#">D205071518</a>	0000000	0000000
LUMBERMAN'S INVESTMENT CORP	1/1/2004	0000000000000000	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	\$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.