



Address: [7253 TIN STAR DR](#)
City: FORT WORTH
Georeference: 33437C-H-37
Subdivision: RANCH AT EAGLE MOUNTAIN ADDN
Neighborhood Code: 2N0108

Latitude: 32.8678989637
Longitude: -97.4283231017
TAD Map: 2018-436
MAPSCO: TAR-032T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RANCH AT EAGLE MOUNTAIN
ADDN Block H Lot 37

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40782735

Site Name: RANCH AT EAGLE MOUNTAIN ADDN-H-37

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,485

Percent Complete: 100%

Land Sqft^{*}: 4,254

Land Acres^{*}: 0.0976

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 2014-2 BORROWER LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 9/19/2014

Deed Volume:

Deed Page:

Instrument: [D214209729](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	2/10/2014	D214027339	0000000	0000000
TALLEY GERALDINE FISHER	9/25/2009	D209261182	0000000	0000000
TALLEY GERALDINE FISHER	12/12/2006	D206392172	0000000	0000000
TALLEY CAROLYN;TALLEY DAVID L	11/15/2005	D205361062	0000000	0000000
LIBERTY FIRST LTD PRTNSHP	8/19/2005	D205256826	0000000	0000000
ESTATES OF EAGLE MOUNTAIN LTD	1/1/2005	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 ⁺
2025	\$147,721	\$75,000	\$222,721	\$222,721
2024	\$172,359	\$75,000	\$247,359	\$247,359
2023	\$250,952	\$40,000	\$290,952	\$290,952
2022	\$194,004	\$40,000	\$234,004	\$234,004
2021	\$138,016	\$40,000	\$178,016	\$178,016
2020	\$138,016	\$40,000	\$178,016	\$178,016

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.