



Address: [1252 ROSEDALE SPRINGS LN](#)
City: FORT WORTH
Georeference: 7233G-1-8
Subdivision: CHILDRENS COURTYARD FORT WORTH
Neighborhood Code: 4S360A

Latitude: 32.6280973413
Longitude: -97.3385610708
TAD Map: 2048-348
MAPSCO: TAR-104M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHILDRENS COURTYARD
FORT WORTH Block 1 Lot 8

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: 2013

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40915654

Site Name: CHILDRENS COURTYARD FORT WORTH-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,864

Percent Complete: 100%

Land Sqft^{*}: 5,800

Land Acres^{*}: 0.1331

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 RESIDENTIAL LEASING C

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 6/16/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214132682](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOBREE INVESTMENTS LLC	12/27/2012	D213004878	0000000	0000000
WATSON JOHN	10/22/2012	D212261050	0000000	0000000
JOSIAH VENTURES LTD	10/27/2005	D205346949	0000000	0000000
REALTEX VENTURES INC	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	\$207,538	\$40,000	\$247,538	\$247,538
2024	\$244,438	\$40,000	\$284,438	\$284,438
2023	\$258,940	\$40,000	\$298,940	\$298,940
2022	\$200,973	\$40,000	\$240,973	\$240,973
2021	\$137,824	\$40,000	\$177,824	\$177,824
2020	\$137,824	\$40,000	\$177,824	\$177,824

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.