



Address: [1256 ROSEDALE SPRINGS LN](#)
City: FORT WORTH
Georeference: 7233G-1-9
Subdivision: CHILDRENS COURTYARD FORT WORTH
Neighborhood Code: 4S360A

Latitude: 32.627938819
Longitude: -97.3385622713
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 9

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: 2011

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40915662
Site Name: CHILDRENS COURTYARD FORT WORTH-1-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,698
Percent Complete: 100%
Land Sqft^{*}: 7,708
Land Acres^{*}: 0.1769
Pool: N

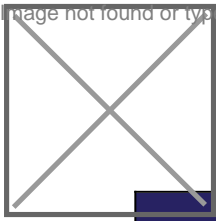
⁺⁺⁺ Rounded.

^{*} 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: [D214129288](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JRW INVESTMENTS INC	9/27/2011	D211237413	0000000	0000000
RICHBREE HOLDINGS LLC	9/16/2008	D208370616	0000000	0000000
MERRITT CLASSIC HOMES INC	5/2/2006	D206136875	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	\$184,124	\$40,000	\$224,124	\$224,124
2024	\$222,989	\$40,000	\$262,989	\$262,989
2023	\$236,831	\$40,000	\$276,831	\$276,831
2022	\$193,632	\$40,000	\$233,632	\$233,632
2021	\$132,649	\$40,000	\$172,649	\$172,649
2020	\$132,710	\$40,000	\$172,710	\$172,710

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.