



Address: [8625 BOSWELL MEADOWS DR](#)
City: FORT WORTH
Georeference: 3100A-2-13
Subdivision: BOSWELL MEADOWS
Neighborhood Code: 2N030A

Latitude: 32.8785323511
Longitude: -97.395075067
TAD Map: 2030-440
MAPSCO: TAR-033P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BOSWELL MEADOWS Block 2
Lot 13

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: 2007
Personal Property Account: N/A
Agent: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 41004566
Site Name: BOSWELL MEADOWS-2-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,013
Percent Complete: 100%
Land Sqft^{*}: 5,000
Land Acres^{*}: 0.1147
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 2015-2 BORROWER LLC
Primary Owner Address:
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

Deed Date: 9/22/2015
Deed Volume:
Deed Page:
Instrument: [D215216823](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES	7/16/2013	D213194723	0000000	0000000
BASIT EVITA O;BASIT NEHEMIAS S	8/28/2007	D207308276	0000000	0000000
HMH LIFESTYLES LP	4/19/2007	D207143188	0000000	0000000
S J BOSWELL RIDGE DEV LP	1/1/2006	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	\$248,578	\$65,000	\$313,578	\$313,578
2024	\$287,179	\$65,000	\$352,179	\$352,179
2023	\$321,210	\$40,000	\$361,210	\$361,210
2022	\$243,363	\$40,000	\$283,363	\$283,363
2021	\$186,015	\$40,000	\$226,015	\$226,015
2020	\$186,015	\$40,000	\$226,015	\$226,015

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.