



Address: [5217 CEDAR BRUSH DR](#)
City: FORT WORTH
Georeference: 40672J-10-11
Subdivision: SUMMER CREEK SOUTH ADDITION
Neighborhood Code: 4S004I

Latitude: 32.6159922146
Longitude: -97.4053651839
TAD Map: 2024-344
MAPSCO: TAR-102V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER CREEK SOUTH
ADDITION Block 10 Lot 11

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

Site Number: 41065344
Site Name: SUMMER CREEK SOUTH ADDITION-10-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,649
Percent Complete: 100%
Land Sqft^{*}: 8,276
Land Acres^{*}: 0.1899
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 2014-1 BORROWER LLC
Primary Owner Address:
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 5/21/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214108141](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AH4R-TX LLC	9/4/2012	D212237099	0000000	0000000
PURSELLEY JOHNNY;PURSELLEY PAULA	11/27/2007	D207424622	0000000	0000000
MERITAGE HOMES OF TEXAS LP	8/15/2007	D207296844	0000000	0000000
SUMMERCREEK SOUTH DEVELOPMENT	3/29/2006	D206108553	0000000	0000000
LEWISVILLE 7 PARTNERS LTD	1/1/2006	00000000000000	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	\$362,978	\$70,000	\$432,978	\$432,978
2024	\$424,676	\$70,000	\$494,676	\$494,676
2023	\$404,679	\$70,000	\$474,679	\$474,679
2022	\$373,649	\$55,000	\$428,649	\$428,649
2021	\$276,486	\$55,000	\$331,486	\$331,486
2020	\$253,476	\$55,000	\$308,476	\$308,476

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.