07-21-2025

Tarrant Appraisal District Property Information | PDF Account Number: 41065344

Latitude: 32.6159922146

TAD Map: 2024-344 **MAPSCO:** TAR-102V

Longitude: -97.4053651839

Address: <u>5217 CEDAR BRUSH DR</u>

City: FORT WORTH Georeference: 40672J-10-11 Subdivision: SUMMER CREEK SOUTH ADDITION Neighborhood Code: 4S004I

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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) Site Number: 41065344 **TARRANT COUNTY (220)** Site Name: SUMMER CREEK SOUTH ADDITION-10-11 **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** CROWLEY ISD (912) Approximate Size+++: 4,649 State Code: A Percent Complete: 100% Year Built: 2007 Land Sqft*: 8,276 Personal Property Account: N/A Land Acres^{*}: 0.1899 Agent: RYAN LLC (00320R) Pool: N Protest Deadline Date: 5/24/2024

+++ Rounded.

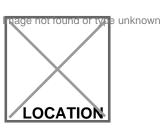
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

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	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

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.