

## LOCATION

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**Address:** [1248 ROSEDALE SPRINGS LN](#)

**City:** FORT WORTH

**Georeference:** 7233G-1-7

**Subdivision:** CHILDRENS COURTYARD FORT WORTH

**Neighborhood Code:** 4S360A

**Latitude:** 32.6282361459

**Longitude:** -97.3385623354

**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

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**Legal Description:** CHILDRENS COURTYARD  
FORT WORTH Block 1 Lot 7

**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)

**Site Number:** 40915646

**Site Name:** CHILDRENS COURTYARD FORT WORTH-1-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,864

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,800

**Land Acres<sup>\*</sup>:** 0.1331

**Pool:** N

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

+++ Rounded.

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

## OWNER INFORMATION

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**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	<a href="#">D213004878</a>	0000000	0000000
WATSON JOHN	10/22/2012	<a href="#">D212261050</a>	0000000	0000000
JOSIAH VENTURES LTD	10/27/2005	<a href="#">D205346949</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
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.