

LOCATION

Address: [1325 ROSEDALE SPRINGS LN](#)

City: FORT WORTH

Georeference: 7233G-2-11

Subdivision: CHILDRENS COURTYARD FORT WORTH

Neighborhood Code: 4S360A

Latitude: 32.6275399127

Longitude: -97.3390573186

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 2 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: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40915816

Site Name: CHILDRENS COURTYARD FORT WORTH-2-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,679

Percent Complete: 100%

Land Sqft^{*}: 7,051

Land Acres^{*}: 0.1618

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: [D214132682](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOBREE INVESTMENTS LLC	7/25/2011	D211179824	0000000	0000000
RICHBREE HOLDINGS LLC	9/16/2008	D208370616	0000000	0000000
MERRITT CLASSIC HOMES INC	12/6/2005	D205383699	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	\$0	\$0	\$0	\$0
2024	\$195,528	\$40,000	\$235,528	\$235,528
2023	\$235,700	\$40,000	\$275,700	\$275,700
2022	\$189,042	\$40,000	\$229,042	\$229,042
2021	\$129,233	\$40,000	\$169,233	\$169,233
2020	\$129,233	\$40,000	\$169,233	\$169,233

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.