

Account Number: 02026392



Address: 4500 BRENTWOOD STAIR RD

City: FORT WORTH

Georeference: 30820-17-1R

Subdivision: OAKLAND PARK ESTATES **Neighborhood Code:** APT-Woodhaven

Latitude: 32.7576258377 Longitude: -97.2540059385

TAD Map: 2072-396 **MAPSCO:** TAR-065W





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

PROPERTY DATA

Legal Description: OAKLAND PARK ESTATES

Block 17 Lot 1R **Jurisdictions**:

CITY OF FORT WORTH (026) Site Number: 80155855

TARRANT COUNTY (220)

Site Name: QUAIL RIDGE APTS

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) te Class: APTCHDO - Apartment-CHDO

TARRANT COUNTY COLLEGE (225) arcels: 1

FORT WORTH ISD (905) Primary Building Name: 4500 BRENTWOOD STAIR RD / 02026392

State Code: BCPrimary Building Type: Multi-FamilyYear Built: 1977Gross Building Area***: 228,667Personal Property Account: N/ANet Leasable Area***: 224,464

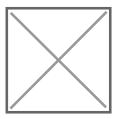
Agent: None Percent Complete: 100%

Protest Deadline Date: 5/15/2025
Land Sqft*: 530,125
Land Acres*: 12.1699

* This represents one of a hierarchy of possible Pool: Y

values ranked in the following order: Recorded, Computed, System, Calculated.

03-16-2025 Page 1



OWNER INFORMATION

Current Owner:

AHF-QUAIL RIDGE LLC

Primary Owner Address:

4770 IBERIA AVE #100

Deed Date: 3/21/2002

Deed Volume: 0015552

Deed Page: 0000086

DALLAS, TX 75207 Instrument: 00155520000086

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DSTAR QUAIL RIDGE PARTNERS	11/13/1997	00129840000138	0012984	0000138
DAVIS MTG FT WORTH LTD	5/1/1996	00123500000388	0012350	0000388
AMERICAN NATL INS CO	4/5/1994	00115200000975	0011520	0000975
SOUTHEAST MULTIFAMILY HOLDING	2/28/1992	00114010000837	0011401	0000837
ORLANDO IND PROPERTIES INC	12/20/1990	00101300001795	0010130	0001795
AMERICAN NATIONAL INS CO	8/1/1989	00096590001843	0009659	0001843
TEXAS THREE PRTNSHP	2/7/1984	00077380001117	0007738	0001117
ARLINGTON APT.ASSOCIATES	12/31/1900	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$22,070,960	\$795,188	\$22,866,148	\$22,866,148
2023	\$20,580,519	\$795,188	\$21,375,707	\$21,375,707
2022	\$17,047,455	\$795,188	\$17,842,643	\$17,842,643
2021	\$12,511,038	\$795,188	\$13,306,226	\$13,306,226
2020	\$11,707,457	\$795,188	\$12,502,645	\$12,502,645

Pending indicates that the property record has not yet been completed for the indicated tax year.

03-16-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



EXEMPTIONS / SPECIAL APPRAISAL

• Community Housing 2003 (Old)

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.

03-16-2025 Page 3