





Account Number: 40245039

Address: 2905 SPOTTED OWL DR

City: FORT WORTH

Georeference: 44715T-30-21

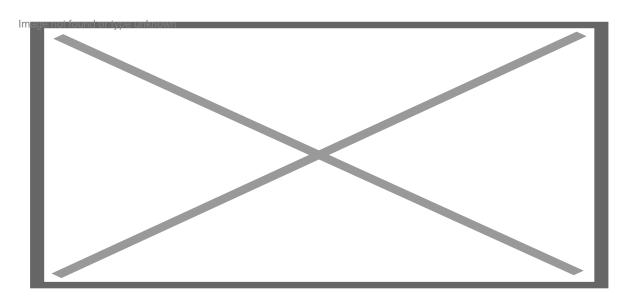
Subdivision: VILLAGES OF WOODLAND SPRINGS W

Neighborhood Code: 3K600B

Latitude: 32.9499842336 Longitude: -97.2983597473

TAD Map: 2060-464 MAPSCO: TAR-021D





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

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND

SPRINGS W Block 30 Lot 21

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 40245039 TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

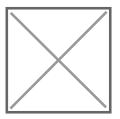
NORTHWEST ISD (911) Approximate Size+++: 1,700 State Code: A Percent Complete: 100%

Year Built: 2005 **Land Sqft***: 5,750 Personal Property Account: N/A Land Acres*: 0.1320

Agent: RYAN LLC (00320R) Pool: N **Protest Deadline Date: 5/15/2025**

03-16-2025 Page 1

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



OWNER INFORMATION

Current Owner:

AMH 2014-3 BORROWER LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300

CALABASAS, CA 91302

Deed Date: 11/25/2014

Deed Volume:

Deed Page:

Instrument: D214268283

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROP TWO	5/7/2013	D213160538	0000000	0000000
EDWARDS ROBERT FRANKLIN	1/25/2006	D206023874	0000000	0000000
EDWARDS LISA ERVEN;EDWARDS ROBERT	7/29/2005	D205225326	0000000	0000000
CONTINENTAL HOMES OF TX LTD	11/16/2004	D204362145	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2003	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	\$0	\$0	\$0	\$0
2024	\$256,861	\$70,000	\$326,861	\$326,861
2023	\$257,635	\$70,000	\$327,635	\$327,635
2022	\$237,542	\$50,000	\$287,542	\$287,542
2021	\$178,000	\$50,000	\$228,000	\$228,000
2020	\$169,471	\$50,000	\$219,471	\$219,471

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

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

03-16-2025 Page 2

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



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