



Address: [3401 CLUBGATE DR](#)
City: FORT WORTH
Georeference: 14557-1-K3A
Subdivision: FOSSIL CREEK #2 ADDITION
Neighborhood Code: Country Club General

Latitude: 32.8525098538
Longitude: -97.3072560088
TAD Map: 2054-428
MAPSCO: TAR-049C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSSIL CREEK #2 ADDITION
Block 1 Lot K3A SCHOOL BOUNDARY SPLIT

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (901)

Site Number: 80525873
Site Name: FOSSIL CREEK GOLF COURSE
Site Class: CC - Country Club
Parcels: 22
Primary Building Name: FUND IV EAGL FOSSIL CREEK LP, / 06008054

State Code: J1
Year Built: 1986
Personal Property Account: N/A
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$367,444
Protest Deadline Date: 5/31/2024

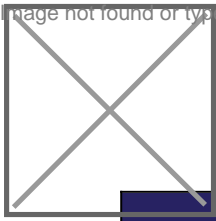
Primary Building Type: Commercial
Gross Building Area+++ : 0
Net Leasable Area+++ : 0
Percent Complete: 100%
Land Sqft* : 1,290,465
Land Acres* : 29.6250
Pool: N

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

OWNER INFORMATION

Current Owner:
CF FOSSIL CREEK ARCIS LLC
Primary Owner Address:
4851 LBJ FWY STE 600
DALLAS, TX 75244

Deed Date: 9/30/2014
Deed Volume:
Deed Page:
Instrument: [D214217225](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CNL INCOME FOSSIL CREEK LLC	11/14/2006	D206372483	0000000	0000000
FUND IV EAGL FOSSIL CREEK LP	10/28/2002	00160950000115	0016095	0000115
FOSSIL CREEK GOLF INC	9/24/1994	00117450000106	0011745	0000106
WOODBINE INVESTMENT CORP	4/11/1989	00095800001381	0009580	0001381
HUNT INVESTMENT CORP	1/1/1988	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	\$367,444	\$367,444	\$367,444
2024	\$0	\$367,444	\$367,444	\$367,444
2023	\$0	\$367,444	\$367,444	\$367,444
2022	\$0	\$334,040	\$334,040	\$334,040
2021	\$0	\$318,410	\$318,410	\$318,410
2020	\$0	\$318,410	\$318,410	\$318,410

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.