



**Address:** [3800 SANDSHELL DR](#)  
**City:** FORT WORTH  
**Georeference:** 14555-5-1R2A-10  
**Subdivision:** FOSSIL CREEK #1 ADDITION  
**Neighborhood Code:** WH-Fossil Creek/Mercantile

**Latitude:** 32.8410612318  
**Longitude:** -97.3028575446  
**TAD Map:** 2060-424  
**MAPSCO:** TAR-049H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** FOSSIL CREEK #1 ADDITION  
Block 5 Lot 1R2A1

**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 (918)

**State Code:** F1

**Year Built:** 1986

**Personal Property Account:** Multi

**Agent:** AMBROSE AND ASSOCIATES (05320)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$3,199,000

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80563651

**Site Name:** FOSSIL CREEK PLACE

**Site Class:** WHFlex - Warehouse-Flex/Multi-Use

**Parcels:** 2

**Primary Building Name:** FOSSIL CREEK PLACE / 42499702

**Primary Building Type:** Commercial

**Gross Building Area**+++ : 45,700

**Net Leasable Area**+++ : 45,700

**Percent Complete:** 100%

**Land Sqft**\* : 114,009

**Land Acres**\* : 2.6170

**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:**  
FOSSIL CREEK BUSINESS PARK LLC  
**Primary Owner Address:**  
1301 W 7TH ST STE 141  
FORT WORTH, TX 76102

**Deed Date:** 1/24/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219056220-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
	1/24/2019	<a href="#">D219056220-CWD</a>		
FOSSIL CREEK CROWN PTS LTD 1	8/13/1998	00133690000296	0013369	0000296
FOSSIL CREEK CROWN PRTNRS LTD	6/7/1996	00123940001301	0012394	0001301
KANCRO LP	11/9/1988	00094310001784	0009431	0001784

## 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	\$2,628,955	\$570,045	\$3,199,000	\$3,199,000
2024	\$2,446,155	\$570,045	\$3,016,200	\$3,016,200
2023	\$2,377,605	\$570,045	\$2,947,650	\$2,947,650
2022	\$2,354,755	\$570,045	\$2,924,800	\$2,924,800
2021	\$2,354,755	\$570,045	\$2,924,800	\$2,924,800
2020	\$2,313,354	\$570,045	\$2,883,399	\$2,883,399

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.