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Address: [4398 WESTERN CENTER BLVD # B](#)
City: FORT WORTH
Georeference: 40500-4R-4B
Subdivision: STONEGLEN AT FOSSIL CREEK ADDN
Neighborhood Code: RET-Northeast Fort Worth General

Latitude: 32.8606372433
Longitude: -97.2919667429
TAD Map: 2060-432
MAPSCO: TAR-036W



Google Map or type unknown

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

PROPERTY DATA

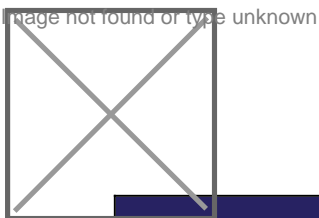
Legal Description: STONEGLEN AT FOSSIL CREEK ADDN Block 4R Lot 4B
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)
State Code: F1
Year Built: 1989
Personal Property Account: N/A
Agent: ALLIANCE TAX ADVISORS (00745)
Notice Sent Date: 4/15/2025
Notice Value: \$523,600
Protest Deadline Date: 5/31/2024
Site Number: 80549829
Site Name: FOSSIL CREEK PLAZA
Site Class: RETNBHD - Retail-Neighborhood Shopping Center
Parcels: 3
Primary Building Name: 4300 WESTERN CENTER BLVD-13608 / 06198716
Primary Building Type: Commercial
Gross Building Area+++: 2,200
Net Leasable Area+++: 2,200
Percent Complete: 100%
Land Sqft*: 14,454
Land Acres*: 0.3318
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 GROUP LLC
Primary Owner Address:
25 HIGHLAND PARK VLG STE 100-748
DALLAS, TX 75205
Deed Date: 3/20/2020
Deed Volume:
Deed Page:
Instrument: [D220068022](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDSTONE FOSSIL CREEK ETAL	8/29/2008	D208340087	0000000	0000000
FC DUNHILL LTD	11/1/2005	D205329935	0000000	0000000
DDR FC LAKEPOINTE 1 LP	6/15/2004	D204368002	0000000	0000000
DDR FC LAKEPOINTE LP	6/14/2004	D204312585	0000000	0000000
DDR LAKEPOINTE CROSSING LLC	7/31/2002	00158810000200	0015881	0000200
4300 WESTERN CENTER LP	9/4/2001	00151130000263	0015113	0000263
WOODMONT FOSSIL LTD	12/19/1997	00130270000110	0013027	0000110
RELIANCE INS CO	1/1/1994	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	\$350,152	\$173,448	\$523,600	\$522,720
2024	\$291,060	\$144,540	\$435,600	\$435,600
2023	\$282,260	\$144,540	\$426,800	\$426,800
2022	\$275,460	\$144,540	\$420,000	\$420,000
2021	\$247,955	\$144,540	\$392,495	\$392,495
2020	\$247,955	\$144,540	\$392,495	\$392,495

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.