



Address: [3401 CLUBGATE DR](#)
City: FORT WORTH
Georeference: 14557-1-K2A
Subdivision: FOSSIL CREEK #2 ADDITION
Neighborhood Code: Country Club General

Latitude: 32.8580910853
Longitude: -97.3078608665
TAD Map: 2054-432
MAPSCO: TAR-035Y



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 K2A 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)
KELLER ISD (907)

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
Primary Building Type: Commercial
Gross Building Area+++ : 0
Net Leasable Area+++ : 0
Percent Complete: 100%
Land Sqft* : 310,626
Land Acres* : 7.1310
Pool: N

State Code: C1C
Year Built: 1986
Personal Property Account: N/A
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$88,447
Protest Deadline Date: 5/31/2024

+++ 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

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	\$88,447	\$88,447	\$88,447
2024	\$0	\$88,447	\$88,447	\$88,447
2023	\$0	\$88,447	\$88,447	\$88,447
2022	\$0	\$80,406	\$80,406	\$80,406
2021	\$0	\$76,644	\$76,644	\$76,644
2020	\$0	\$76,644	\$76,644	\$76,644

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.