



**Address:** [3532 FOSSIL PARK DR](#)  
**City:** FORT WORTH  
**Georeference:** 14566-D-20  
**Subdivision:** FOSSIL PARK ADDITION  
**Neighborhood Code:** 3K400C

**Latitude:** 32.8664207696  
**Longitude:** -97.305732885  
**TAD Map:** 2054-436  
**MAPSCO:** TAR-035V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOSSIL PARK ADDITION Block  
D Lot 20

**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:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$482,318

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06883699

**Site Name:** FOSSIL PARK ADDITION-D-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,000

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,411

**Land Acres<sup>\*</sup>:** 0.1701

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

BRUTON LANCE J  
BRUTON JULIE B

**Primary Owner Address:**

3532 FOSSIL PARK DR  
FORT WORTH, TX 76137-6606

**Deed Date:** 1/26/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212023011](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCOWAN KENYA;MCCOWAN THOMAS SR	10/17/2008	000000000000000	0000000	0000000
MCCOWAN K TATE;MCCOWAN THOMAS SR	6/27/2007	<a href="#">D207242060</a>	0000000	0000000
SINKOVITS ANTON J;SINKOVITS LUCY A	2/11/2005	000000000000000	0000000	0000000
ACCREDITED HOME LENDERS INC	7/6/2004	<a href="#">D204229003</a>	0000000	0000000
VEGA EVARISTO	11/14/2003	<a href="#">D203440324</a>	0000000	0000000
KIMBALL HILL HOMES TEXAS INC	10/16/2000	00145760000233	0014576	0000233
FOSSIL PARK JV	1/1/1995	000000000000000	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 <sup>+</sup>
2025	\$422,318	\$60,000	\$482,318	\$482,318
2024	\$422,318	\$60,000	\$482,318	\$451,096
2023	\$375,789	\$60,000	\$435,789	\$410,087
2022	\$312,806	\$60,000	\$372,806	\$372,806
2021	\$305,118	\$60,000	\$365,118	\$347,916
2020	\$256,287	\$60,000	\$316,287	\$316,287

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

- HOMESTEAD GENERAL 11.13(b)

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.