



**Address:** [6621 FOSSIL BLUFF DR](#)  
**City:** FORT WORTH  
**Georeference:** 12752H-3-4R  
**Subdivision:** EMERGING PROPERTIES ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.8623508866  
**Longitude:** -97.3118544068  
**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:** EMERGING PROPERTIES  
ADDITION Block 3 Lot 4R

**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:** 2000  
**Personal Property Account:** N/A  
**Agent:** RESOLUTE PROPERTY TAX SOLUTION (000888)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$2,021,600  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80766803  
**Site Name:** LANDMARK  
**Site Class:** FSRest - Food Service-Full Service Restaurant  
**Parcels:** 1  
**Primary Building Name:** LANDMARK DRAFTHOUSE / 07512244  
**Primary Building Type:** Commercial  
**Gross Building Area**+++ : 7,304  
**Net Leasable Area**+++ : 7,000  
**Percent Complete:** 100%  
**Land Sqft**\* : 76,000  
**Land Acres**\* : 1.7447  
**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:**  
6621 FOSSIL BLUFF LLC  
**Primary Owner Address:**  
4801 SPRING VALLEY RD SUITE 40  
DALLAS, TX 75244

**Deed Date:** 7/21/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221210620](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FJ REALTY LLC	5/1/2017	<a href="#">D217099203</a>		
FIRST UNITED LEASING CORP	5/31/2001	00149470000480	0014947	0000480
MAZZIO'S CORP	11/22/1999	00141210000352	0014121	0000352
EMERGING PROPERTIES LTD	1/1/1999	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 <sup>+</sup>
2025	\$976,600	\$1,045,000	\$2,021,600	\$2,021,600
2024	\$804,998	\$1,045,002	\$1,850,000	\$1,850,000
2023	\$669,736	\$1,045,000	\$1,714,736	\$1,714,736
2022	\$704,461	\$1,045,001	\$1,749,462	\$1,749,462
2021	\$285,000	\$1,045,000	\$1,330,000	\$1,330,000
2020	\$355,000	\$1,045,000	\$1,400,000	\$1,400,000

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.