



Address: [3345 WESTERN CENTER BLVD](#)
City: FORT WORTH
Georeference: 12752H-1-3B
Subdivision: EMERGING PROPERTIES ADDITION
Neighborhood Code: OFC-North Tarrant County

Latitude: 32.8614476598
Longitude: -97.3103890026
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 1 Lot 3B

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: 80807658

Site Name: FOSSIL CREEK CENTER

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: 3345 WESTERN CTR BLVD / 07951841

Primary Building Type: Commercial

Gross Building Area+++ : 8,682

Net Leasable Area+++ : 8,682

Percent Complete: 100%

Land Sqft* : 40,455

Land Acres* : 0.9287

Pool: N

State Code: F1

Year Built: 1999

Personal Property Account: Multi

Agent: INTEGRATAX (00753)

Notice Sent Date: 5/1/2025

Notice Value: \$1,302,300

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:

NGUYEN LOAN M
NGUYEN MING FAI TONG

Primary Owner Address:

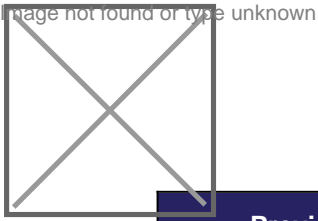
5601 BRIDGE ST STE 504
FORT WORTH, TX 76112-2352

Deed Date: 3/23/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207105100](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FW FOSSIL CREEK INC	4/4/2002	00155880000199	0015588	0000199
FOSSIL CREEK CENTER LTD	6/21/1999	00138820000317	0013882	0000317

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	\$690,620	\$611,680	\$1,302,300	\$1,302,300
2024	\$647,210	\$611,680	\$1,258,890	\$1,258,890
2023	\$647,210	\$611,680	\$1,258,890	\$1,258,890
2022	\$603,800	\$611,680	\$1,215,480	\$1,215,480
2021	\$560,390	\$611,680	\$1,172,070	\$1,172,070
2020	\$788,320	\$611,680	\$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.