



**Address:** [517 FOSSIL HILL DR](#)  
**City:** ARLINGTON  
**Georeference:** 14564-2-1  
**Subdivision:** FOSSIL LAKE ADDITION  
**Neighborhood Code:** 1M020G

**Latitude:** 32.6262168997  
**Longitude:** -97.1037148966  
**TAD Map:** 2120-348  
**MAPSCO:** TAR-111P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOSSIL LAKE ADDITION Block  
2 Lot 1

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$344,209

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

**Site Number:** 07968264

**Site Name:** FOSSIL LAKE ADDITION-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,916

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,492

**Land Acres<sup>\*</sup>:** 0.1719

**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:**

TYNER CONNIE  
COLLINS ESVERT A

**Primary Owner Address:**

517 FOSSIL HILL DR  
ARLINGTON, TX 76002-4708

**Deed Date:** 5/25/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221149567](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TYNER CONNIE	6/16/2006	<a href="#">D206186853</a>	0000000	0000000
CHOICE HOMES-TEXAS INC	1/24/2006	<a href="#">D206022926</a>	0000000	0000000
MTW/FOSSIL LAKE LTD	1/1/2002	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	\$294,209	\$50,000	\$344,209	\$344,209
2024	\$294,209	\$50,000	\$344,209	\$332,233
2023	\$303,999	\$50,000	\$353,999	\$302,030
2022	\$244,252	\$40,000	\$284,252	\$274,573
2021	\$224,203	\$40,000	\$264,203	\$249,612
2020	\$186,920	\$40,000	\$226,920	\$226,920

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.