



**Address:** [528 CRANBROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 14566C-4-22  
**Subdivision:** FOSSIL PARK ESTATES  
**Neighborhood Code:** 2N100A

**Latitude:** 32.9089810751  
**Longitude:** -97.3697646052  
**TAD Map:** 2036-448  
**MAPSCO:** TAR-020W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOSSIL PARK ESTATES Block 4  
Lot 22

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40065502

**Site Name:** FOSSIL PARK ESTATES-4-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,714

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

HANNA MARINA

**Primary Owner Address:**

5540 VENTURA ST  
FORT WORTH, TX 76244

**Deed Date:** 9/19/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223169090](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANNA MARINA;YACOUB SHERA	8/21/2023	<a href="#">D223151361</a>		
MUHIZI BALAKA JONATHAN;MUHIZI VIOLETTE	8/15/2023	<a href="#">D223151359</a>		
MUHIZI VIOLETTE K	10/26/2015	<a href="#">D215245162</a>		
LEONARD DOUGLAS;LEONARD JUDITH	4/27/2006	<a href="#">D206139079</a>	0000000	0000000
MHI PARTNERSHIP LTD	6/23/2004	<a href="#">D204202766</a>	0000000	0000000
FHP PARTNERS LP	3/30/2004	<a href="#">D204097023</a>	0000000	0000000
WEST COMM INVESTMENTS LP	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	\$202,000	\$65,000	\$267,000	\$267,000
2024	\$202,000	\$65,000	\$267,000	\$267,000
2023	\$267,905	\$45,000	\$312,905	\$312,905
2022	\$209,346	\$45,000	\$254,346	\$254,346
2021	\$162,433	\$45,000	\$207,433	\$207,433
2020	\$163,197	\$45,000	\$208,197	\$208,197

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.