



Address: [536 CRANBROOK DR](#)
City: FORT WORTH
Georeference: 14566C-4-24
Subdivision: FOSSIL PARK ESTATES
Neighborhood Code: 2N100A

Latitude: 32.9089837335
Longitude: -97.3701568418
TAD Map: 2036-448
MAPSCO: TAR-019Z



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 24

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: 2002
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$318,158
Protest Deadline Date: 5/24/2024

Site Number: 40065529
Site Name: FOSSIL PARK ESTATES-4-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,967
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
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:
PEDROZA SARA
Primary Owner Address:
536 CRANBROOK DR
FORT WORTH, TX 76131

Deed Date: 12/10/2019
Deed Volume:
Deed Page:
Instrument: 322-664773-19

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAUCEDO SARA ANGUIANO	3/11/2019	D219049203		
BENNIGHT AMBER L;BENNIGHT TIMOTHY L	6/20/2012	D212148923	0000000	0000000
LINNENBURGER MATT;LINNENBURGER MELISS	3/12/2003	00165180000070	0016518	0000070
MHI PARTNERSHIP LTD	10/31/2002	00161140000286	0016114	0000286
WEST COMM INVESTMENTS LP	1/1/2002	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 ⁺
2025	\$253,158	\$65,000	\$318,158	\$318,158
2024	\$253,158	\$65,000	\$318,158	\$300,780
2023	\$299,238	\$45,000	\$344,238	\$273,436
2022	\$233,583	\$45,000	\$278,583	\$248,578
2021	\$180,980	\$45,000	\$225,980	\$225,980
2020	\$181,840	\$45,000	\$226,840	\$226,840

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.