



Address: [544 CRANBROOK DR](#)
City: FORT WORTH
Georeference: 14566C-4-26
Subdivision: FOSSIL PARK ESTATES
Neighborhood Code: 2N100A

Latitude: 32.9089859248
Longitude: -97.3705466503
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 26

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

Notice Sent Date: 4/15/2025

Notice Value: \$274,009

Protest Deadline Date: 5/24/2024

Site Number: 40065545

Site Name: FOSSIL PARK ESTATES-4-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,018

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:

THOMAS JARED

THOMAS SAMANTHA

Primary Owner Address:

544 CRANBROOK DR
FORT WORTH, TX 76131

Deed Date: 12/20/2024

Deed Volume:

Deed Page:

Instrument: [D224227893](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDREWS EVERETTE L JR	12/15/2016	D216293851		
HUNT CLARISSA;HUNT GERALD N	4/12/2004	D204119130	0000000	0000000
CHOICE HOMES INC	5/16/2003	00167330000030	0016733	0000030
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	\$209,009	\$65,000	\$274,009	\$274,009
2024	\$209,009	\$65,000	\$274,009	\$274,009
2023	\$261,011	\$45,000	\$306,011	\$306,011
2022	\$226,793	\$45,000	\$271,793	\$271,793
2021	\$184,389	\$45,000	\$229,389	\$229,389
2020	\$185,257	\$45,000	\$230,257	\$230,257

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.