



Address: [612 CRANBROOK DR](#)
City: FORT WORTH
Georeference: 14566C-4-31
Subdivision: FOSSIL PARK ESTATES
Neighborhood Code: 2N100A

Latitude: 32.9089920511
Longitude: -97.3715264576
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 31

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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40065618

Site Name: FOSSIL PARK ESTATES-4-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,440

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:

AMBROSE JOHN E

AMBROSE DEBORAH L

Primary Owner Address:

612 CRANBROOK DR
FORT WORTH, TX 76131

Deed Date: 5/5/2022

Deed Volume:

Deed Page:

Instrument: [D222117554](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARNER BRYAN	3/8/2017	D217051817		
UNDERHILL RICHARD J	4/22/2010	D210099092	0000000	0000000
NATIONAL RESIDENTIAL NOM SERV	2/27/2010	D210099217	0000000	0000000
WILLIAMS BRANDY; WILLIAMS MICHAEL	7/26/2006	D206223896	0000000	0000000
MHI PARTNERSHIP LTD	6/23/2004	D204202766	0000000	0000000
FHP PARTNERS LP	3/30/2004	D204097023	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 ⁺
2025	\$280,912	\$65,000	\$345,912	\$345,912
2024	\$280,912	\$65,000	\$345,912	\$345,912
2023	\$332,301	\$45,000	\$377,301	\$377,301
2022	\$258,342	\$45,000	\$303,342	\$246,607
2021	\$179,188	\$45,000	\$224,188	\$224,188
2020	\$179,188	\$45,000	\$224,188	\$224,188

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)
- DISABLED VET 70 to 99 PCT 11.22

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.