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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 40065707**

**Address:** [648 CRANBROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 14566C-4-40  
**Subdivision:** FOSSIL PARK ESTATES  
**Neighborhood Code:** 2N100A

**Latitude:** 32.9089778608  
**Longitude:** -97.3733067352  
**TAD Map:** 2036-448  
**MAPSCO:** TAR-019Z



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

## PROPERTY DATA

**Legal Description:** FOSSIL PARK ESTATES Block 4  
Lot 40

**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:** 2003

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40065707

**Site Name:** FOSSIL PARK ESTATES-4-40

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,654

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,276

**Land Acres<sup>\*</sup>:** 0.1899

**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:**

AGUIRRE YVONNE  
POMPA VICTOR HUGO

**Primary Owner Address:**

648 CRANBROOK DR  
FORT WORTH, TX 76131

**Deed Date:** 5/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221156411](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BABCOCK HEATHER;BABCOCK TRAVIS D	9/16/2016	<a href="#">D216217060</a>		
SIMPSON ABBY L;SIMPSON J C III	6/27/2003	00168850000135	0016885	0000135
MHI PARTNERSHIP LTD	3/19/2003	00165170000035	0016517	0000035
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 <sup>+</sup>
2025	\$202,819	\$65,000	\$267,819	\$267,819
2024	\$297,386	\$65,000	\$362,386	\$362,386
2023	\$351,974	\$45,000	\$396,974	\$351,065
2022	\$274,150	\$45,000	\$319,150	\$319,150
2021	\$211,796	\$45,000	\$256,796	\$256,796
2020	\$212,797	\$45,000	\$257,797	\$257,797

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.