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Address: [3701 FOSSIL CREEK BLVD](#)
City: FORT WORTH
Georeference: 14557-1-1-70
Subdivision: FOSSIL CREEK #2 ADDITION
Neighborhood Code: APT-Fossil Creek

Latitude: 32.8491991225
Longitude: -97.3055896684
TAD Map: 2054-428
MAPSCO: TAR-049D



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

PROPERTY DATA

Legal Description: FOSSIL CREEK #2 ADDITION
Block 1 Lot 1 PLAT A8749

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 80870186
TARRANT COUNTY (220)	Site Name: CORTLAND FOSSIL CREEK I
TARRANT REGIONAL WATER DISTRICT (223)	Site Class: APTIndMtr - Apartment-Individual Meter
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Primary Building Name: CORTLAND FOSSIL CREEK I / 40372219
EAGLE MTN-SAGINAW ISD (918)	Primary Building Type: Multi-Family
State Code: BC	Gross Building Area⁺⁺⁺: 229,150
Year Built: 2004	Net Leasable Area⁺⁺⁺: 229,150
Personal Property Account: 14856986	Percent Complete: 100%
Agent: BETTENCOURT TAX ADVISORS LLC (00963)	Land Sqft[*]: 585,882
Notice Sent Date: 4/15/2025	Land Acres[*]: 13.4500
Notice Value: \$41,196,587	Pool: Y
Protest Deadline Date: 5/31/2024	

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
FOSSIL CREEK TX PARTNERS II LLC
Primary Owner Address:
3424 PEACHTREE RD NE STE 300
ATLANTA, GA 30326

Deed Date: 4/1/2019
Deed Volume:
Deed Page:
Instrument: [D219067124](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOSSIL CREEK TX PARTNERS LLC	10/21/2016	D216249210		
FAIRMONT APARTMENTS LP	2/15/2007	D207056957	0000000	0000000
SPANOS CORPORATION THE	5/13/2003	D203170937	0016704	0000107
AMLI RESIDENTIAL PROPERTIES	1/1/2003	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	\$38,706,589	\$2,489,998	\$41,196,587	\$41,196,587
2024	\$30,656,472	\$2,343,528	\$33,000,000	\$33,000,000
2023	\$30,656,472	\$2,343,528	\$33,000,000	\$33,000,000
2022	\$29,656,472	\$2,343,528	\$32,000,000	\$32,000,000
2021	\$27,256,472	\$2,343,528	\$29,600,000	\$29,600,000
2020	\$26,936,472	\$2,343,528	\$29,280,000	\$29,280,000

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.