



Address: [312 AMETHYST DR](#)
City: FORT WORTH
Georeference: 42439D-DD-4
Subdivision: TRAILS OF FOSSIL CREEK PH I
Neighborhood Code: 2N100A

Latitude: 32.9178135922
Longitude: -97.3639925061
TAD Map: 2036-452
MAPSCO: TAR-020S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRAILS OF FOSSIL CREEK PH I
Block DD Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40832481

Site Name: TRAILS OF FOSSIL CREEK PH I-DD-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,407

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

GARCIA CLAUDIA CORINA
AMAYA KATHERINE LISSETH

Primary Owner Address:

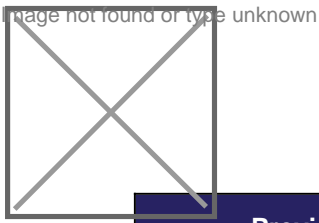
312 AMETHYST DR
FORT WORTH, TX 76131

Deed Date: 6/26/2020

Deed Volume:

Deed Page:

Instrument: [D220150353](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MADKIN URA	1/21/2011	D211044459	0000000	0000000
CENTEX HOMES	10/8/2010	D210249697	0000000	0000000
MDC-THE TRAILS LTD PTRNSHP	1/1/2005	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	\$194,449	\$65,000	\$259,449	\$259,449
2024	\$194,449	\$65,000	\$259,449	\$259,449
2023	\$214,280	\$45,000	\$259,280	\$237,488
2022	\$170,898	\$45,000	\$215,898	\$215,898
2021	\$152,581	\$45,000	\$197,581	\$197,581
2020	\$130,091	\$45,000	\$175,091	\$175,091

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.