



Address: [344 AMETHYST DR](#)
City: FORT WORTH
Georeference: 42439D-DD-12
Subdivision: TRAILS OF FOSSIL CREEK PH I
Neighborhood Code: 2N100A

Latitude: 32.9176442222
Longitude: -97.3653850226
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 12

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: 2008

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 40832589

Site Name: TRAILS OF FOSSIL CREEK PH I-DD-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,630

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:

CATNA SHANMUGA S
KUMAR RAMYA S

Primary Owner Address:

2217 WHEELER DR
SOUTHLAKE, TX 76092

Deed Date: 2/7/2017

Deed Volume:

Deed Page:

Instrument: [D217029391](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOLAND JASON M;DOLAND MISTINA J	6/27/2014	D214141473	0000000	0000000
ALEXANDER ASHLEY;ALEXANDER EUGENE	7/16/2009	D209194490	0000000	0000000
CHOICE HOMES INC	10/21/2008	D208403064	0000000	0000000
LOTS-R-US 9 LP	10/2/2008	D208384632	0000000	0000000
CHOICE HOMES INC	7/17/2007	D207254927	0000000	0000000
MDC-THE TRAILS LTD PTRNSHP	1/1/2005	0000000000000000	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	\$202,000	\$65,000	\$267,000	\$267,000
2024	\$202,000	\$65,000	\$267,000	\$267,000
2023	\$224,000	\$45,000	\$269,000	\$269,000
2022	\$181,000	\$45,000	\$226,000	\$226,000
2021	\$167,367	\$45,000	\$212,367	\$212,367
2020	\$142,412	\$45,000	\$187,412	\$187,412

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.