



Address: [349 TURQUOISE DR](#)
City: FORT WORTH
Georeference: 42439D-DD-18
Subdivision: TRAILS OF FOSSIL CREEK PH I
Neighborhood Code: 2N100A

Latitude: 32.9179386353
Longitude: -97.3653367616
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 18

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: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40832643

Site Name: TRAILS OF FOSSIL CREEK PH I-DD-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,669

Percent Complete: 100%

Land Sqft ^{*}: 5,227

Land Acres ^{*}: 0.1199

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:

MARTINEZ RAUL

Primary Owner Address:

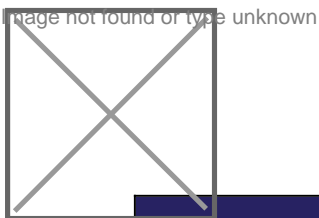
404 HAVENWOOD LN N
FORT WORTH, TX 76112-1011

Deed Date: 8/3/2018

Deed Volume:

Deed Page:

Instrument: [D218196143](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TITANIUM INVESTMENTS LLC	6/7/2016	D216129295		
LUCE GAIL;LUCE KENNETH	9/14/2012	D212230218	0000000	0000000
HMH LIFESTYLES LP	5/24/2012	D212125029	0000000	0000000
LOTS-R-US 9 LP	10/1/2008	D208384630	0000000	0000000
K HOVNANIAN HOMES DFW LLC	3/1/2007	D207077890	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	\$285,000	\$65,000	\$350,000	\$350,000
2024	\$285,000	\$65,000	\$350,000	\$350,000
2023	\$345,059	\$45,000	\$390,059	\$390,059
2022	\$273,737	\$45,000	\$318,737	\$318,737
2021	\$243,599	\$45,000	\$288,599	\$288,599
2020	\$206,608	\$45,000	\$251,608	\$251,608

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.