



Address: [325 TURQUOISE DR](#)
City: FORT WORTH
Georeference: 42439D-DD-23
Subdivision: TRAILS OF FOSSIL CREEK PH I
Neighborhood Code: 2N100A

Latitude: 32.9180617645
Longitude: -97.3644927652
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 23

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$277,095

Protest Deadline Date: 5/24/2024

Site Number: 40832708

Site Name: TRAILS OF FOSSIL CREEK PH I-DD-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,618

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:

DOZIER BRIANNA

Primary Owner Address:

325 TURQUOISE DR
FORT WORTH, TX 76131-3706

Deed Date: 4/14/2017

Deed Volume:

Deed Page:

Instrument: [D217082748](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COX COY C;COX SARAH ELENA	8/13/2010	000000000000000	0000000	0000000
COX COY C;COX S E HERNANDEZ	4/30/2010	D210105750	0000000	0000000
CUMMINGS LONNIE R	5/30/2006	D206164263	0000000	0000000
PERRY HOMES	9/13/2005	D205279110	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	\$212,095	\$65,000	\$277,095	\$277,095
2024	\$212,095	\$65,000	\$277,095	\$274,184
2023	\$233,655	\$45,000	\$278,655	\$249,258
2022	\$186,561	\$45,000	\$231,561	\$226,598
2021	\$166,684	\$45,000	\$211,684	\$205,998
2020	\$142,271	\$45,000	\$187,271	\$187,271

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.