



**Address:** [321 TURQUOISE DR](#)  
**City:** FORT WORTH  
**Georeference:** 42439D-DD-24  
**Subdivision:** TRAILS OF FOSSIL CREEK PH I  
**Neighborhood Code:** 2N100A

**Latitude:** 32.9180758289  
**Longitude:** -97.3643232629  
**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 24

**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:** 40832716  
**Site Name:** TRAILS OF FOSSIL CREEK PH I-DD-24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,354  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,227  
**Land Acres<sup>\*</sup>:** 0.1199  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
SANDIFER SARAH N  
SANDIFER GEREMY  
**Primary Owner Address:**  
321 TURQUOISE DR  
FORT WORTH, TX 76131-3706

**Deed Date:** 2/22/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211043980](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX HOMES	10/8/2010	<a href="#">D210249697</a>	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 <sup>+</sup>
2025	\$190,733	\$65,000	\$255,733	\$255,733
2024	\$190,733	\$65,000	\$255,733	\$255,733
2023	\$210,160	\$45,000	\$255,160	\$255,160
2022	\$167,666	\$45,000	\$212,666	\$212,666
2021	\$149,722	\$45,000	\$194,722	\$194,722
2020	\$127,692	\$45,000	\$172,692	\$172,692

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.