

Tarrant Appraisal District

Property Information | PDF

Account Number: 40832716

Address: 321 TURQUOISE DR

City: FORT WORTH

Georeference: 42439D-DD-24

Subdivision: TRAILS OF FOSSIL CREEK PH I

Neighborhood Code: 2N100A

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

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

Latitude: 32.9180758289

Longitude: -97.3643232629

TAD Map: 2036-452 MAPSCO: TAR-020S



PROPERTY DATA

Site Number: 40832716

Site Name: TRAILS OF FOSSIL CREEK PH I-DD-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,354 Percent Complete: 100%

Land Sqft*: 5,227 Land Acres*: 0.1199

Pool: N

+++ Rounded.

OWNER INFORMATION

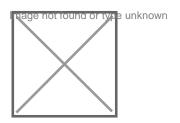
Current Owner:

SANDIFER SARAH N **Deed Date: 2/22/2011** SANDIFER GEREMY Deed Volume: 0000000 **Primary Owner Address: Deed Page: 0000000** 321 TURQUOISE DR Instrument: D211043980 FORT WORTH, TX 76131-3706

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX HOMES	10/8/2010	D210249697	0000000	0000000
MDC-THE TRAILS LTD PTRNSHP	1/1/2005	00000000000000	0000000	0000000

07-19-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

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.

07-19-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.