



**Address:** [301 TURQUOISE DR](#)  
**City:** FORT WORTH  
**Georeference:** 42439D-DD-29  
**Subdivision:** TRAILS OF FOSSIL CREEK PH I  
**Neighborhood Code:** 2N100A

**Latitude:** 32.918087001  
**Longitude:** -97.3634588491  
**TAD Map:** 2042-452  
**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 29

**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:** 2007

**Personal Property Account:** N/A

**Agent:** THE GALLAGHER FIRM PLLC (11961)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$405,748

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40832767

**Site Name:** TRAILS OF FOSSIL CREEK PH I-DD-29

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 3,054

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,098

**Land Acres** <sup>\*</sup>: 0.1399

**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:**

LANE DAVID

LANE VIVIEN

**Primary Owner Address:**

301 TURQUOISE DR  
FORT WORTH, TX 76131

**Deed Date:** 4/14/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217086782](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GORILLA FUNDING LLC	11/30/2016	<a href="#">D216282807</a>		
MOHMAND ALICIA M	10/25/2007	<a href="#">D207398288</a>	0000000	0000000
K HOVNANIAN HOMES DFW LLC	3/1/2007	<a href="#">D207077890</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	\$340,748	\$65,000	\$405,748	\$405,748
2024	\$340,748	\$65,000	\$405,748	\$386,772
2023	\$321,768	\$45,000	\$366,768	\$351,611
2022	\$275,999	\$45,000	\$320,999	\$319,646
2021	\$265,120	\$45,000	\$310,120	\$290,587
2020	\$219,170	\$45,000	\$264,170	\$264,170

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.