



**Address:** [348 FOSSIL BRIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 42439D-FF-24  
**Subdivision:** TRAILS OF FOSSIL CREEK PH I  
**Neighborhood Code:** 2N100A

**Latitude:** 32.9191023224  
**Longitude:** -97.3653284074  
**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 FF 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:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$378,082

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

**Site Number:** 40833151

**Site Name:** TRAILS OF FOSSIL CREEK PH I-FF-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,754

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,969

**Land Acres<sup>\*</sup>:** 0.1599

**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:**

BOATRIGHT PHILLIP  
BOATRIGHT TAMMY

**Primary Owner Address:**

348 FOSSIL BRIDGE DR  
FORT WORTH, TX 76131-3701

**Deed Date:** 10/28/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STROLE BOBBIE;STROLE MARY J STROLE	7/10/2009	<a href="#">D209187475</a>	0000000	0000000
MORENO JERRY;MORENO STEPHANIE	2/14/2008	<a href="#">D208056322</a>	0000000	0000000
CHOICE HOMES INC	4/17/2007	<a href="#">D207135374</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	\$313,082	\$65,000	\$378,082	\$378,082
2024	\$313,082	\$65,000	\$378,082	\$368,662
2023	\$345,787	\$45,000	\$390,787	\$335,147
2022	\$274,188	\$45,000	\$319,188	\$304,679
2021	\$243,939	\$45,000	\$288,939	\$276,981
2020	\$206,801	\$45,000	\$251,801	\$251,801

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.