



Address: [344 FOSSIL BRIDGE DR](#)
City: FORT WORTH
Georeference: 42439D-FF-25
Subdivision: TRAILS OF FOSSIL CREEK PH I
Neighborhood Code: 2N100A

Latitude: 32.9191146708
Longitude: -97.3651634743
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 25

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: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 40833178
Site Name: TRAILS OF FOSSIL CREEK PH I-FF-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,008
Percent Complete: 100%
Land Sqft^{*}: 6,098
Land Acres^{*}: 0.1399
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:

KATCHINSKA JEFF
KATCHINSKA SHANNON

Primary Owner Address:

344 FOSSIL BRIDGE DR
FORT WORTH, TX 76131

Deed Date: 3/5/2019
Deed Volume:
Deed Page:
Instrument: [D219043249](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRINEGAR AMANDA H;BRINEGAR BRANDON A	6/25/2014	D214134342	0000000	0000000
KRUKIEL BRIAN	1/20/2009	D209028822	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	10/7/2008	D208394514	0000000	0000000
WOODS GLENN M	9/1/2006	D206287251	0000000	0000000
MDC-THE TRAILS LTD PTRNSHP	1/1/2005	0000000000000000	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	\$189,914	\$65,000	\$254,914	\$254,914
2024	\$200,535	\$65,000	\$265,535	\$265,535
2023	\$272,000	\$45,000	\$317,000	\$254,100
2022	\$186,000	\$45,000	\$231,000	\$231,000
2021	\$186,000	\$45,000	\$231,000	\$231,000
2020	\$172,797	\$45,000	\$217,797	\$217,797

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.