



Address: [412 BRAEWICK DR](#)
City: FORT WORTH
Georeference: 14566C-10-33
Subdivision: FOSSIL PARK ESTATES
Neighborhood Code: 2N100A

Latitude: 32.9069010809
Longitude: -97.3675521994
TAD Map: 2036-448
MAPSCO: TAR-020W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSSIL PARK ESTATES Block
10 Lot 33

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40858928

Site Name: FOSSIL PARK ESTATES-10-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,955

Percent Complete: 100%

Land Sqft^{*}: 6,141

Land Acres^{*}: 0.1409

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:

CODER KEVIN RALPH
CODER SUNNEY DURANT

Primary Owner Address:

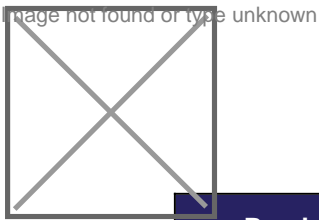
412 BRAEWICK DR
FORT WORTH, TX 76131

Deed Date: 5/11/2022

Deed Volume:

Deed Page:

Instrument: [D222122800](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUTTON JUANITA JAYNE	6/11/2020	D220135944		
KEELER JODY L	8/7/2015	D215178035		
MHI PARTNERSHIP LTD	10/19/2010	D210263297	0000000	0000000
FHP PARTNERS LP	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 ⁺
2025	\$234,973	\$65,000	\$299,973	\$299,973
2024	\$234,973	\$65,000	\$299,973	\$299,973
2023	\$320,823	\$45,000	\$365,823	\$365,823
2022	\$249,780	\$45,000	\$294,780	\$261,807
2021	\$193,006	\$45,000	\$238,006	\$238,006
2020	\$193,494	\$45,000	\$238,494	\$238,494

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.