



Address: [417 BRAEWICK DR](#)
City: FORT WORTH
Georeference: 14566C-11-16
Subdivision: FOSSIL PARK ESTATES
Neighborhood Code: 2N100A

Latitude: 32.9064977052
Longitude: -97.3679051004
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
11 Lot 16

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: 2012

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$367,216

Protest Deadline Date: 5/24/2024

Site Number: 40859126
Site Name: FOSSIL PARK ESTATES-11-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,573
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
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:

TIPPET STEVEN P
RODRIGUEZ CASSANDRA

Primary Owner Address:

417 BRAEWICK DR
FORT WORTH, TX 76131

Deed Date: 6/4/2024
Deed Volume:
Deed Page:
Instrument: [D224098156](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORNELIUS KRISTA LOUISE	12/31/2012	D213005863	0000000	0000000
MHI PARTNERSHIP LTD	10/19/2010	D210263297	0000000	0000000
FHP PARTNERS LP	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	\$302,216	\$65,000	\$367,216	\$365,125
2024	\$302,216	\$65,000	\$367,216	\$331,932
2023	\$315,000	\$45,000	\$360,000	\$301,756
2022	\$257,240	\$45,000	\$302,240	\$274,324
2021	\$204,385	\$45,000	\$249,385	\$249,385
2020	\$204,385	\$45,000	\$249,385	\$249,385

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.