



Address: [401 CROWN OAKS DR](#)
City: FORT WORTH
Georeference: 14566C-12-18
Subdivision: FOSSIL PARK ESTATES
Neighborhood Code: 2N100A

Latitude: 32.9058028127
Longitude: -97.3671192927
TAD Map: 2036-448
MAPSCO: TAR-034A



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
12 Lot 18

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: 2008

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 7/12/2024

Site Number: 40859576

Site Name: FOSSIL PARK ESTATES-12-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,783

Percent Complete: 100%

Land Sqft^{*}: 6,855

Land Acres^{*}: 0.1573

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:

WILKINS DERWIN

Primary Owner Address:

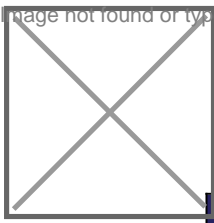
401 CROWN OAKS DR
FORT WORTH, TX 76131

Deed Date: 3/31/2023

Deed Volume:

Deed Page:

Instrument: [D223097112](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WORD JARRED LEE	10/27/2017	D217252494		
HOVIS CALVIN L JR	8/15/2008	D208323925	0000000	0000000
MHI PARTNERSHIP	1/12/2006	D206013918	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	\$245,505	\$65,000	\$310,505	\$310,505
2024	\$245,505	\$65,000	\$310,505	\$310,505
2023	\$290,098	\$45,000	\$335,098	\$266,846
2022	\$226,489	\$45,000	\$271,489	\$242,587
2021	\$175,534	\$45,000	\$220,534	\$220,534
2020	\$176,344	\$45,000	\$221,344	\$221,344

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.