



Address: [6618 FOSSIL BLUFF DR](#)
City: FORT WORTH
Georeference: 12752H-1-3A2
Subdivision: EMERGING PROPERTIES ADDITION
Neighborhood Code: OFC-North Tarrant County

Latitude: 32.8622315043
Longitude: -97.310591265
TAD Map: 2054-432
MAPSCO: TAR-035Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EMERGING PROPERTIES
ADDITION Block 1 Lot 3A2

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 80868308
TARRANT COUNTY (220)	Site Name: 6622 FOSSIL BLUFF DR
TARRANT REGIONAL WATER DISTRICT (223)	Site Class: OFCLowRise - Office-Low Rise
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Primary Building Name: FOSSIL CREEK OFFICE CENTER / 41091841
KELLER ISD (907)	Primary Building Type: Commercial
State Code: F1	Gross Building Area⁺⁺⁺: 10,008
Year Built: 2005	Net Leasable Area⁺⁺⁺: 9,882
Personal Property Account: Multiple	Tax Consultants: 100% (00271)
Agent: METROTAX PROPERTY TAX CONSULTANTS	Percent Complete: 100%
Notice Sent Date: 5/1/2025	Land Sqft[*]: 43,825
Notice Value: \$1,877,580	Land Acres[*]: 1.0060
Protest Deadline Date: 5/31/2024	Pool: N

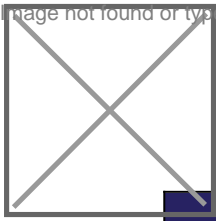
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BEALL LEGACY PARTNERS LP
Primary Owner Address:
5712 COLLYVILLE BLVD STE 200
COLLEYVILLE, TX 76034-6068

Deed Date: 7/16/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213187642](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRP PROPERTIES INC	12/4/2012	D212297747	0000000	0000000
KUOCHEN INVESTMENTS LLC	2/20/2009	D209066653	0000000	0000000
CHEN CYNTHIA KUO;CHEN SEN	9/12/2007	D207329493	0000000	0000000
HHLP DEVELOPMENT LTD	3/23/2006	D206091557	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	\$1,274,986	\$602,594	\$1,877,580	\$1,640,988
2024	\$764,896	\$602,594	\$1,367,490	\$1,367,490
2023	\$764,896	\$602,594	\$1,367,490	\$1,367,490
2022	\$797,406	\$602,594	\$1,400,000	\$1,400,000
2021	\$838,406	\$602,594	\$1,441,000	\$1,441,000
2020	\$953,500	\$602,594	\$1,556,094	\$1,556,094

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

There are no exemptions for this property

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.