



Address: [6613 FOSSIL BLUFF DR](#)
City: FORT WORTH
Georeference: 12752H-3-5R1
Subdivision: EMERGING PROPERTIES ADDITION
Neighborhood Code: Food Service General

Latitude: 32.8618162764
Longitude: -97.311399231
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 3 Lot 5R1

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: F1

Year Built: 2008

Personal Property Account: Multi

Agent: QUATRO TAX LLC (11627)

Notice Sent Date: 5/1/2025

Notice Value: \$3,708,784

Protest Deadline Date: 5/31/2024

Site Number: 80873572
Site Name: FLIPS PATIO GRILL
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 1
Primary Building Name: FLIPS PATIO GRILL / 41386736
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 14,269
Net Leasable Area⁺⁺⁺: 14,269
Percent Complete: 100%
Land Sqft^{*}: 79,500
Land Acres^{*}: 1.8250
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:
FLIPS WC REAL ESTATE LP
Primary Owner Address:
1301 MUNICIPAL WAY STE 250
GRAPEVINE, TX 76051

Deed Date: 10/22/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208406628](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EMERGING PROPERTIES I LTD	1/1/2008	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	\$2,615,659	\$1,093,125	\$3,708,784	\$3,708,784
2024	\$2,171,875	\$1,093,125	\$3,265,000	\$3,265,000
2023	\$2,245,875	\$1,093,125	\$3,339,000	\$3,339,000
2022	\$2,127,875	\$1,093,125	\$3,221,000	\$3,221,000
2021	\$1,966,875	\$1,093,125	\$3,060,000	\$3,060,000
2020	\$1,966,875	\$1,093,125	\$3,060,000	\$3,060,000

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.