



Tarrant Appraisal District Property Information | PDF Account Number: 41386736

Address: 6613 FOSSIL BLUFF DR

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City: FORT WORTH Georeference: 12752H-3-5R1 Subdivision: EMERGING PROPERTIES ADDITION Neighborhood Code: Food Service General

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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) Site Number: 80873572 **TARRANT COUNTY (220)** Site Name: FLIPS PATIO GRILL TARRANT REGIONAL WATER DISTRICT (22 Site Class: FSRest - Food Service-Full Service Restaurant **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Primary Building Name: FLIPS PATIO GRILL / 41386736 KELLER ISD (907) State Code: F1 Primary Building Type: Commercial Year Built: 2008 Gross Building Area+++: 14,269 Personal Property Account: Multi Net Leasable Area+++: 14,269 Agent: QUATRO TAX LLC (11627) Percent Complete: 100% Notice Sent Date: 5/1/2025 Land Sqft*: 79,500 Notice Value: \$3,708,784 Land Acres^{*}: 1.8250 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: FLIPS WC REAL ESTATE LP

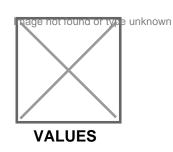
Primary Owner Address: 1301 MUNICIPAL WAY STE 250 GRAPEVINE, TX 76051

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	000000000000000000000000000000000000000	000000	0000000

Latitude: 32.8618162764 Longitude: -97.311399231 TAD Map: 2054-432 MAPSCO: TAR-035Y





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. <u>Tarrant County Tax Office Account Information</u>.

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.