



Address: [7016 BRYANT IRVIN RD](#) **Latitude:** 00000000000000000000000000000000
City: FORT WORTH **Longitude:** 00000000000000000000000000000000
Georeference: 14567C--B **TAD Map:** 2018-356
Subdivision: FOSSIL ROCK CONDOS **MAPSCO:** TAR-102B
Neighborhood Code: MED-Southwest Tarrant County General



Google Map or type unknown
This map, content, and location of property is provided by Google Services.

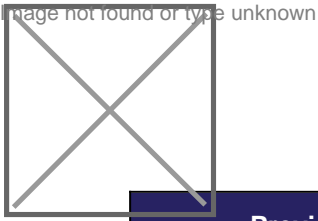
PROPERTY DATA

Legal Description: FOSSIL ROCK CONDOS Lot
UNIT B & 33.13 % COMMON AREA, PER PLAT
D220029430
Jurisdictions:
CITY OF FORT WORTH (026) **Site Number:** 141721225
TARRANT COUNTY (220) **Site Name:** FOSSIL ROCK CONDOS
TARRANT REGIONAL WATER DISTRICT (223) **Site Class:** CondoMedOff - Condo-Medical Office
TARRANT COUNTY HOSPITAL (224) **Parcels:** 4
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912) **Primary Building Name:** FOSSIL ROCK OFFICE CONDO-UNIT A / 41721195
State Code: F1 **Primary Building Type:** Condominium
Year Built: 2015 **Gross Building Area+++:** 7,005
Personal Property Account: N/A **Net Leasable Area+++:** 7,005
Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344) **Percent Complete:** 100%
Notice Sent Date: 5/1/2025 **Land Sqft*:** 0
Notice Value: \$1,856,325 **Land Acres*:** 0.0000
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:
GRACE REALTY GROUP LLC
Primary Owner Address:
7000 BRYANT IRVIN RD
FORT WORTH, TX 76132
Deed Date: 2/13/2020
Deed Volume:
Deed Page:
Instrument: [D220039626](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------------------|-------------|-----------|
| FOSSIL ROCK MEDICAL DEV LLC | 7/10/2014 | D214147992 | 0000000 | 0000000 |
| FOSSIL HOLDINGS LTD | 1/1/2014 | 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 | \$1,326,639 | \$529,686 | \$1,856,325 | \$1,856,325 |
| 2024 | \$1,270,314 | \$529,686 | \$1,800,000 | \$1,800,000 |
| 2023 | \$1,501,983 | \$249,267 | \$1,751,250 | \$1,751,250 |
| 2022 | \$1,501,983 | \$249,267 | \$1,751,250 | \$1,751,250 |
| 2021 | \$1,501,983 | \$249,267 | \$1,751,250 | \$1,751,250 |
| 2020 | \$1,369,048 | \$246,107 | \$1,615,155 | \$1,615,155 |

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.