



Address: [305 LEAD CREEK DR](#)
City: FORT WORTH
Georeference: 42439D-JJ-17
Subdivision: TRAILS OF FOSSIL CREEK PH I
Neighborhood Code: 2N100A

Latitude: 32.9208436318
Longitude: -97.363515511
TAD Map: 2036-456
MAPSCO: TAR-020S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRAILS OF FOSSIL CREEK PH I
Block JJ Lot 17

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

Site Number: 800003657

Site Name: TRAILS OF FOSSIL CREEK PH I Block JJ Lot 17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,450

Percent Complete: 100%

Land Sqft^{*}: 5,100

Land Acres^{*}: 0.1171

Pool: N

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KANNAN ANATH
MANOHARAN SUGANYA

Primary Owner Address:
13891 CLUSTERBERRY DR
FRISCO, TX 75035

Deed Date: 1/30/2018

Deed Volume:

Deed Page:

Instrument: [D218023595](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUROFUNE LLC	4/19/2017	D217087274		
FOSSIL CREEK TRUST	4/30/2015	D215101532		
FOSSIL CREEK A2A LP	1/9/2015	D215096288		

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	\$185,000	\$65,000	\$250,000	\$250,000
2024	\$203,000	\$65,000	\$268,000	\$268,000
2023	\$265,000	\$45,000	\$310,000	\$310,000
2022	\$185,000	\$45,000	\$230,000	\$230,000
2021	\$143,591	\$45,000	\$188,591	\$188,591
2020	\$143,591	\$45,000	\$188,591	\$188,591

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.