



**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<sup>+++</sup>:** 1,450

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,100

**Land Acres<sup>\*</sup>:** 0.1171

**Pool:** N

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> 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:**

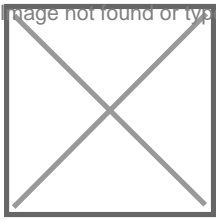
13891 CLUSTERBERRY DR  
FRISCO, TX 75035

**Deed Date:** 1/30/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218023595](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUROFUNE LLC	4/19/2017	<a href="#">D217087274</a>		
FOSSIL CREEK TRUST	4/30/2015	<a href="#">D215101532</a>		
FOSSIL CREEK A2A LP	1/9/2015	<a href="#">D215096288</a>		

## 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 <sup>+</sup>
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.