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Address: [4221 FOSSIL CREEK BLVD](#)
City: FORT WORTH
Georeference: 28197-1-9
Subdivision: NOAHS AT FOSSIL CREEK
Neighborhood Code: RET-Northwest Tarrant County General

Latitude: 32.8488987639
Longitude: -97.2942909976
TAD Map: 2060-428
MAPSCO: TAR-050A



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

PROPERTY DATA

Legal Description: NOAHS AT FOSSIL CREEK
Block 1 Lot 9

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 800025713

Site Name: 4268344 VACANT LAND

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 57,761

Land Acres^{*}: 1.3260

Pool: N

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$216,604

Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CCI-BEACH LP

Primary Owner Address:

500 N CAPITAL OF TEXAS HWY STE 200
AUSTIN, TX 78746

Deed Date: 11/11/2019

Deed Volume:

Deed Page:

Instrument: [D219267750](#)

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	\$0	\$216,604	\$216,604	\$216,604
2024	\$0	\$216,604	\$216,604	\$216,604
2023	\$0	\$216,604	\$216,604	\$216,604
2022	\$0	\$216,604	\$216,604	\$216,604
2021	\$0	\$216,604	\$216,604	\$216,604
2020	\$0	\$216,604	\$216,604	\$216,604

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.