

LOCATION

Address: [4000 FOSSIL CREEK BLVD](#)
City: FORT WORTH
Georeference: 14555-1-3
Subdivision: FOSSIL CREEK #1 ADDITION
Neighborhood Code: OFC-North Tarrant County

Latitude: 32.8471077755
Longitude: -97.2976613456
TAD Map: 2060-428
MAPSCO: TAR-049D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSSIL CREEK #1 ADDITION
 Block 1 Lot 3

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: 80363210
Site Name: HALFF ASSOCIATES
Site Class: OFCLowRise - Office-Low Rise
Parcels: 1
Primary Building Name: HALFF ASSOCIATES / 04414756
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 26,986
Net Leasable Area⁺⁺⁺: 24,389
Percent Complete: 100%
Land Sqft^{*}: 91,123
Land Acres^{*}: 2.0918
Pool: N

State Code: F1
Year Built: 1986
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

+++ 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 III LP
Primary Owner Address:
 500 N CAPITAL OF TEXAS HWY BLDG 1 STE 200
 AUSTIN, TX 78746

Deed Date: 10/18/2021
Deed Volume:
Deed Page:
Instrument: [D221305273](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DECA THREE LTD	6/19/1985	00082220001061	0008222	0001061
HUNT INVESTMENT CORPORATON	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$2,058,289	\$341,711	\$2,400,000	\$2,400,000
2023	\$2,258,289	\$341,711	\$2,600,000	\$2,600,000
2022	\$2,142,539	\$341,711	\$2,484,250	\$2,484,250
2021	\$2,858,289	\$341,711	\$3,200,000	\$3,200,000
2020	\$2,858,289	\$341,711	\$3,200,000	\$3,200,000

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.