**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 07140495

Address: 3660 GRANT'S LANDING

City: TARRANT COUNTY
Georeference: 17084G-6-37

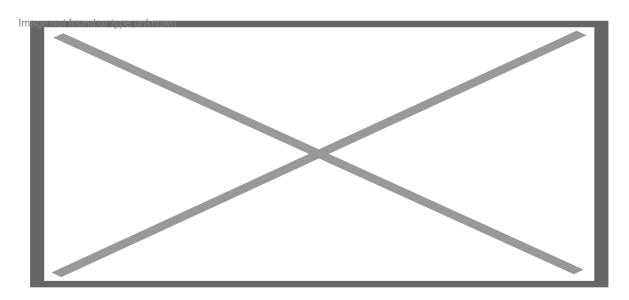
Subdivision: HARBOUR VIEW ESTATES ADDITION

Neighborhood Code: 2N400E

**Latitude:** 32.9042249588 **Longitude:** -97.4411100095

**TAD Map:** 2018-448 **MAPSCO:** TAR-032A





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

## PROPERTY DATA

Legal Description: HARBOUR VIEW ESTATES

**ADDITION Block 6 Lot 37** 

Jurisdictions:

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 2000

Personal Property Account: N/A

Agent: None

+++ Rounded.

**Site Number: 07140495** 

Site Name: HARBOUR VIEW ESTATES ADDITION-6-37

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,001
Percent Complete: 100%

Land Sqft\*: 47,270 Land Acres\*: 1.0851

Pool: Y

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

## **OWNER INFORMATION**

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SMITH FAMILY TRUST

Primary Owner Address:
3660 GRANTS LANDING
FORT WORTH, TX 76179

**Deed Date: 10/4/2023** 

Deed Volume: Deed Page:

**Instrument:** D223179823

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH DONALD;SMITH PATRICIA	5/30/2000	00143700000017	0014370	0000017
SOVEREIGN TEXAS HOMES LTD	11/16/1999	00141090000475	0014109	0000475
HARBOUR MONTICELLO EST LTD	1/1/1998	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	\$584,631	\$130,224	\$714,855	\$642,281
2023	\$548,441	\$97,668	\$646,109	\$583,892
2022	\$494,419	\$97,668	\$592,087	\$530,811
2021	\$384,887	\$97,668	\$482,555	\$482,555
2020	\$384,887	\$97,668	\$482,555	\$482,555

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.