

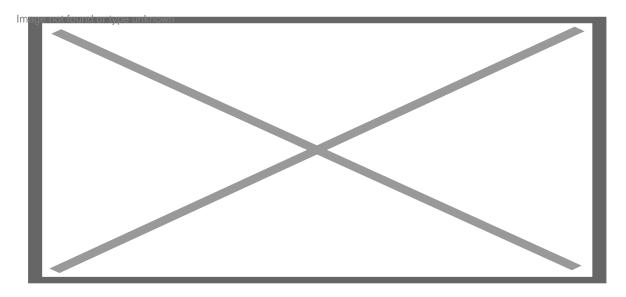
Tarrant Appraisal District Property Information | PDF Account Number: 07140509

Address: 3737 S LIGHTHOUSE HILL LN **City: TARRANT COUNTY** Georeference: 17084G-7-5 Subdivision: HARBOUR VIEW ESTATES ADDITION

Neighborhood Code: 2N400E

Latitude: 32.9058108344 Longitude: -97.4430272882 **TAD Map:** 2012-448 MAPSCO: TAR-018W





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

PROPERTY DATA

Legal Description: HARBOUR VIEW ESTATES ADDITION Block 7 Lot 5

Jurisdictions:

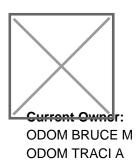
TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) **TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** EAGLE MTN-SAGINAW ISD (918) State Code: A Year Built: 2001 Personal Property Account: N/A Agent: None

Site Number: 07140509 Site Name: HARBOUR VIEW ESTATES ADDITION-7-5 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,733 Percent Complete: 100% Land Sqft^{*}: 63,257 Land Acres^{*}: 1.4521 Pool: Y

+++ Rounded.

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

OWNER INFORMATION



Primary Owner Address: 3737 S LIGHTHOUSE HILL LN FORT WORTH, TX 76179 Deed Date: 12/22/2023 Deed Volume: Deed Page: Instrument: D223228852

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FINCHUM FRED M JR;FINCHUM JANELL	6/18/2014	D214130852	000000	0000000
MUSE CYNTHIA	11/11/2011	D211275382	000000	0000000
IVIE CYNTHIA MUSE;IVIE JOHN	10/21/2003	D203420576	000000	0000000
FEDERAL HOME LOAN MTG	7/1/2003	00168890000001	0016889	0000001
STONE BILLY M;STONE REBECCA E	3/28/2002	00155830000351	0015583	0000351
MONCLAIRE CUSTOM HOMES INC	3/22/2001	00147920000187	0014792	0000187
HARBOUR MONTICELLO EST LTD	1/1/1998	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$480,736	\$174,264	\$655,000	\$655,000
2023	\$472,119	\$130,698	\$602,817	\$593,797
2022	\$421,077	\$130,698	\$551,775	\$539,815
2021	\$379,621	\$130,698	\$510,319	\$490,741
2020	\$315,430	\$130,698	\$446,128	\$446,128

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



Tarrant Appraisal District Property Information | PDF

• 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.