Account Number: 07140568

Address: 3712 N LIGHTHOUSE HILL LN

City: TARRANT COUNTY Georeference: 17084G-7-10

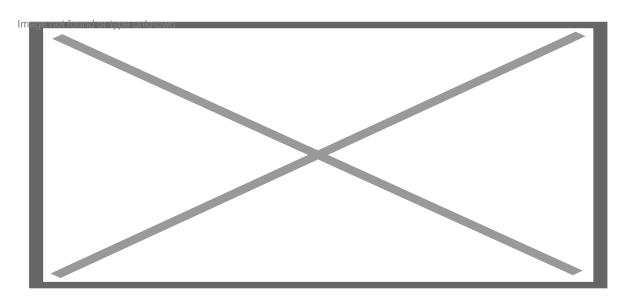
Subdivision: HARBOUR VIEW ESTATES ADDITION

Neighborhood Code: 2N400E

Latitude: 32.9065917229 Longitude: -97.4407904633

TAD Map: 2018-448 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 10

Jurisdictions:

Site Number: 07140568 TARRANT COUNTY (220)

Site Name: HARBOUR VIEW ESTATES ADDITION-7-10 EMERGENCY SVCS DIST #1 (222)

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 2,446 EAGLE MTN-SAGINAW ISD (918) State Code: A Percent Complete: 100%

Year Built: 2003 **Land Sqft*:** 51,626 Personal Property Account: N/A Land Acres*: 1.1851

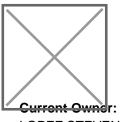
Agent: TEXAS PROPERTY TAX REDUCTIONS LPG600224)

+++ Rounded.

OWNER INFORMATION

03-13-2025 Page 1

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



LOPEZ STEVEN

Primary Owner Address: 3712 N LIGHTHOUSE HILL LN FORT WORTH, TX 76179

Deed Date: 12/2/2020

Deed Volume: Deed Page:

Instrument: D220317212

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEI GLOBAL RELOCATION COMPANY	10/16/2020	D220317211		
CLEVENGER MEAGAN E;CLEVENGER RONALD J	8/7/2019	D219177883		
BIERMAN BRENDA;BIERMAN MICHAEL	8/29/2003	D203328818	0017152	0000208
MONTCLAIRE CUSTOM HOMES INC	3/5/2003	00164870000052	0016487	0000052
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	\$363,788	\$142,224	\$506,012	\$506,012
2023	\$395,389	\$106,668	\$502,057	\$502,057
2022	\$385,577	\$106,668	\$492,245	\$492,245
2021	\$347,600	\$106,668	\$454,268	\$454,268
2020	\$288,509	\$106,668	\$395,177	\$395,177

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.

03-13-2025 Page 2

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