



**Address:** [3812 RUTHS CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 17084G-3-15A  
**Subdivision:** HARBOUR VIEW ESTATES ADDITION  
**Neighborhood Code:** 2N400E

**Latitude:** 32.901367747  
**Longitude:** -97.4444671472  
**TAD Map:** 2012-448  
**MAPSCO:** TAR-031D



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

## PROPERTY DATA

**Legal Description:** HARBOUR VIEW ESTATES  
ADDITION Block 3 Lot 15A BNDRY SPLIT

**Jurisdictions:**

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

**State Code:** C1

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** 07251998

**Site Name:** HARBOUR VIEW ESTATES ADDITION-3-15A-91

**Site Class:** A1 - Residential - Single Family

**Parcels:** 2

**Approximate Size+++:** 0

**Percent Complete:** 100%

**Land Sqft\*:** 46,827

**Land Acres\*:** 1.0750

**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION



**Current Owner:**

CRAWFORD MADISON  
MASSER SEAN

**Primary Owner Address:**

3812 RUTHS CT  
FORT WORTH, TX 76179

**Deed Date:** 10/3/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223179598](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURKETT ROBERT DEAN;BURKETT SUNSHINE LEE	7/17/2015	<a href="#">D220106597-CORR</a>		
MCADA JENNIFER;MCADA MICHAEL	8/19/2005	<a href="#">D205260232</a>	0000000	0000000
SMITH DEAN G;SMITH PAMELA H	8/14/2001	00150930000157	0015093	0000157
LARSON JANET E;LARSON ROBERT L	12/13/2000	00148190000023	0014819	0000023
MONTCLAIRE CUSTOM HOMES INC	12/12/2000	00148190000021	0014819	0000021
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$19,350	\$19,350	\$19,350
2023	\$0	\$14,512	\$14,512	\$14,512
2022	\$0	\$14,512	\$14,512	\$14,512
2021	\$0	\$14,512	\$14,512	\$14,512
2020	\$0	\$14,512	\$14,512	\$14,512

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.