



**Address:** 3825 BAY CT  
**City:** TARRANT COUNTY  
**Georeference:** 17084G-3-19  
**Subdivision:** HARBOUR VIEW ESTATES ADDITION  
**Neighborhood Code:** 2N400E

**Latitude:** 32.9021256652  
**Longitude:** -97.4448034398  
**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 19 BOUNDARY 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:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** THE GALLAGHER FIRM PLLC (11961)**Pool:** Y

**Site Number:** 07252005

**Site Name:** HARBOUR VIEW ESTATES ADDITION-3-19-90

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 3,261

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 63,946

**Land Acres<sup>\*</sup>:** 1.4679

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

FRTIZ-KINCANNON LARA LEIGH  
KINCANNON JAMES ANTHONY

**Primary Owner Address:**

3825 BAY CT  
FORT WORTH, TX 76179

**Deed Date:** 11/3/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216260493](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	9/29/2008	<a href="#">D208383100</a>	0000000	0000000
BASLER CYNTHIA J;BASLER EDW A	5/11/2001	00148880000252	0014888	0000252
MONTCLAIRE CUSTOM HOMES INC	12/8/2000	00146530000408	0014653	0000408
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	\$539,456	\$158,544	\$698,000	\$698,000
2023	\$548,029	\$118,908	\$666,937	\$645,467
2022	\$467,880	\$118,908	\$586,788	\$586,788
2021	\$433,592	\$118,908	\$552,500	\$534,897
2020	\$367,362	\$118,908	\$486,270	\$486,270

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

- 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.