



**Address:** [3316 BAY BREEZE CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 17084G-6-17  
**Subdivision:** HARBOUR VIEW ESTATES ADDITION  
**Neighborhood Code:** 2N400E

**Latitude:** 32.9042085196  
**Longitude:** -97.4363528443  
**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 17

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** 07760760

**Site Name:** HARBOUR VIEW ESTATES ADDITION-6-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,217

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 83,199

**Land Acres<sup>\*</sup>:** 1.9099

**Pool:** Y

<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:**

MOHAMMAD MAHMOODI AND MAHASTI ZAMANI LIVING TRUST

**Deed Date:** 9/26/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224172753](#)

**Primary Owner Address:**

3316 BAYBREEZE CT  
FORT WORTH, TX 76179

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAHMOODI MAHAST;MAHMOODI MOHAMMAD	1/24/2003	00163600000145	0016360	0000145
HARBOUR MONTICELLO EST LTD	1/1/2001	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	\$729,449	\$229,200	\$958,649	\$862,356
2023	\$678,126	\$171,900	\$850,026	\$783,960
2022	\$605,834	\$171,900	\$777,734	\$712,691
2021	\$542,931	\$171,900	\$714,831	\$647,901
2020	\$433,560	\$171,900	\$605,460	\$589,001

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.