



**Address:** [3208 TOWNE MANOR LN](#)  
**City:** FORT WORTH  
**Georeference:** 32310-E-3  
**Subdivision:** PHEASANT CROSSING  
**Neighborhood Code:** 3K6006

**Latitude:** 32.9418053841  
**Longitude:** -97.2901579144  
**TAD Map:** 2060-460  
**MAPSCO:** TAR-022E



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

## PROPERTY DATA

**Legal Description:** PHEASANT CROSSING Block E  
Lot 3

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800054543

**Site Name:** PHEASANT CROSSING Block E Lot 3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,503

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1722

**Pool:** N

<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:**  
GUMMERSON LIVING TRUST  
**Primary Owner Address:**  
809 WAR ADMIRAL TRL  
KELLER, TX 76248

**Deed Date:** 10/26/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221319922](#)

## VALUES

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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	\$364,000	\$115,000	\$479,000	\$479,000
2023	\$360,200	\$115,000	\$475,200	\$475,200
2022	\$375,779	\$105,000	\$480,779	\$480,779
2021	\$0	\$69,700	\$69,700	\$69,700
0	\$0	\$0	\$0	\$0

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

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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.