

Tarrant Appraisal District Property Information | PDF Account Number: 42660881

Address: <u>3204 TOWNE MANOR LN</u> City: FORT WORTH

Georeference: 32310-E-4 Subdivision: PHEASANT CROSSING Neighborhood Code: 3K6006 Latitude: 32.9418062202 Longitude: -97.2903729748 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 4

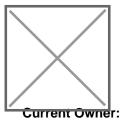
Jurisdictions:

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: 800054544 Site Name: PHEASANT CROSSING Block E Lot 4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 3,290 Percent Complete: 100% Land Sqft^{*}: 7,637 Land Acres^{*}: 0.1753 Pool: N

+++ Rounded

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

OWNER INFORMATION



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WEST FAMILY TRUST

Primary Owner Address: 3204 TOWNE MANOR LN KELLER, TX 76244 Deed Date: 4/17/2023 Deed Volume: Deed Page: Instrument: D223067610

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEST DEREK;WEST TRICIA	9/10/2021	D221265337		

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	\$471,670	\$115,000	\$586,670	\$586,670
2023	\$526,120	\$115,000	\$641,120	\$607,140
2022	\$446,945	\$105,000	\$551,945	\$551,945
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

• 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.