



Address: [3204 TOWNE MANOR LN](#)
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



Current Owner:
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.