



**Address:** [3813 HARLANWOOD DR](#)  
**City:** FORT WORTH  
**Georeference:** 2130-C-6  
**Subdivision:** BELLAIRE ADDITION-FORT WORTH  
**Neighborhood Code:** 4T001Z

**Latitude:** 32.706292957  
**Longitude:** -97.3756537837  
**TAD Map:** 2036-376  
**MAPSCO:** TAR-075Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BELLAIRE ADDITION-FORT WORTH Block C Lot 6

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1974

**Personal Property Account:** N/A

**Agent:** QUATRO TAX LLC (11627)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$967,943

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00151084

**Site Name:** BELLAIRE ADDITION-FORT WORTH-C-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,017

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,761

**Land Acres<sup>\*</sup>:** 0.3159

**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:**

NIEBER DEREK

KURIAN ANN ALYSSA

**Primary Owner Address:**

3813 HARLANWOOD DR  
FORT WORTH, TX 76109

**Deed Date:** 7/8/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222181564](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JEREMIS SMITH INVESTMENTS LLC;LIVING LEGENDS LLC	11/9/2020	<a href="#">D220295981</a>		
HEB HOMES LLC	11/9/2020	<a href="#">D220295961</a>		
DARROW RAYMOND	9/26/2014	142-14-133156		
DARROW CAROL G;DARROW RAYMOND	9/24/2014	<a href="#">D214218130</a>		
DARROW RAYMOND	12/31/1900	000000000000000	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	\$311,528	\$656,415	\$967,943	\$967,943
2024	\$311,528	\$656,415	\$967,943	\$931,513
2023	\$409,220	\$437,610	\$846,830	\$846,830
2022	\$168,509	\$437,600	\$606,109	\$606,109
2021	\$298,828	\$225,000	\$523,828	\$523,828
2020	\$293,439	\$225,000	\$518,439	\$518,439

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.