



Address: [3316 FRANCIS DR](#)
City: FORT WORTH
Georeference: 3640-1-7
Subdivision: BROADMOOR ADDITION-FORT WORTH
Neighborhood Code: M4W06B

Latitude: 32.7251304482
Longitude: -97.4574795588
TAD Map: 2012-384
MAPSCO: TAR-073Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROADMOOR ADDITION-FORT WORTH Block 1 Lot 7

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: B

Year Built: 2016

Personal Property Account: N/A

Agent: FAIRTAX (11128)

Protest Deadline Date: 5/24/2024

Site Number: 80027881

Site Name: BROADMOOR ADDITION-FORT WORTH 1 7

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,240

Percent Complete: 100%

Land Sqft^{*}: 10,320

Land Acres^{*}: 0.2369

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:

PINE TREE CAPITAL LLC

Primary Owner Address:

749 ARMSTRONG BLVD
COPPELL, TX 75019

Deed Date: 11/16/2017

Deed Volume:

Deed Page:

Instrument: [D217268139](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TURN KEY ASSET MANAGEMENT LLC	4/30/2015	D215089890		
DUNLAP FAMILY REVOCABLE TRUST	3/12/2012	D212073682	0000000	0000000
DUNLAP TERRY	4/24/2008	D208344378	0000000	0000000
DUNLAP LARRY PENNY;DUNLAP TERRY	12/31/1900	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 ⁺
2025	\$335,000	\$35,000	\$370,000	\$370,000
2024	\$335,000	\$35,000	\$370,000	\$370,000
2023	\$290,000	\$35,000	\$325,000	\$325,000
2022	\$266,952	\$15,000	\$281,952	\$281,952
2021	\$233,952	\$15,000	\$248,952	\$248,952
2020	\$226,311	\$15,000	\$241,311	\$241,311

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

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.