



**Address:** [3320 GRADY ST](#)  
**City:** FOREST HILL  
**Georeference:** 17070-2-6-11  
**Subdivision:** HANGER ESTATES  
**Neighborhood Code:** 1H070F

**Latitude:** 32.6678796798  
**Longitude:** -97.2747845584  
**TAD Map:** 2066-364  
**MAPSCO:** TAR-092U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HANGER ESTATES Block 2 Lot  
6 W100' OF E222' LOT 6

**Jurisdictions:**

CITY OF FOREST HILL (010)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$305,840

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

**Site Number:** 01173715

**Site Name:** HANGER ESTATES-2-6-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,513

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,550

**Land Acres<sup>\*</sup>:** 0.2651

**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:**

MCGRUFF WILLIE DEAN

**Primary Owner Address:**

3320 GRADY ST  
FORT WORTH, TX 76119-6618

**Deed Date:** 5/22/2003

**Deed Volume:** 0016851

**Deed Page:** 0000291

**Instrument:** 00168510000291

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RESIDENTIAL DEV CORP	3/5/2002	00155400000293	0015540	0000293
GOLL BRENDA L;GOLL ROBERT R	9/14/1993	00112410001181	0011241	0001181
BLACKMON LARRY L	8/31/1993	00112270000993	0011227	0000993
MORRIS VERA EST	5/22/1979	00067420001777	0006742	0001777

## 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	\$274,290	\$31,550	\$305,840	\$222,566
2024	\$274,290	\$31,550	\$305,840	\$202,333
2023	\$221,563	\$31,550	\$253,113	\$183,939
2022	\$215,894	\$11,550	\$227,444	\$167,217
2021	\$178,309	\$11,550	\$189,859	\$152,015
2020	\$126,645	\$11,550	\$138,195	\$138,195

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.