



Address: [3245 LOOKOUT DR](#)
City: FOREST HILL
Georeference: 17800-5-12
Subdivision: HERITAGE HEIGHTS ADDITION
Neighborhood Code: 1E020B

Latitude: 32.6510364775
Longitude: -97.274571606
TAD Map: 2066-356
MAPSCO: TAR-106C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE HEIGHTS ADDITION
Block 5 Lot 12

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$192,472

Protest Deadline Date: 5/24/2024

Site Number: 01205722

Site Name: HERITAGE HEIGHTS ADDITION-5-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,471

Percent Complete: 100%

Land Sqft^{*}: 9,952

Land Acres^{*}: 0.2284

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:

TOWNSEND CAROLYN JO

Primary Owner Address:

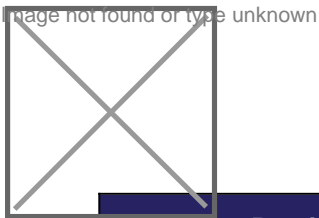
3245 LOOKOUT DR
FORT WORTH, TX 76140

Deed Date: 11/1/1985

Deed Volume: 0008358

Deed Page: 0000542

Instrument: 00083580000542



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAMRICK MICHAEL DOUGLAS	7/15/1985	00082430000973	0008243	0000973
POWERS N D HAMRICK;POWERS W D	5/8/1985	00081760002083	0008176	0002083
ADM OF VET AFFAIRS	7/20/1984	00079510001425	0007951	0001425
WHITE WILBURN M	12/1/1982	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	\$156,173	\$36,299	\$192,472	\$130,986
2024	\$156,173	\$36,299	\$192,472	\$119,078
2023	\$182,136	\$28,262	\$210,398	\$108,253
2022	\$129,766	\$28,262	\$158,028	\$98,412
2021	\$121,502	\$28,262	\$149,764	\$89,465
2020	\$122,540	\$28,262	\$150,802	\$81,332

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.