



Address: [3216 MERRIMAC DR](#)
City: FOREST HILL
Georeference: 17800-20-1
Subdivision: HERITAGE HEIGHTS ADDITION
Neighborhood Code: 1E020B

Latitude: 32.6468137071
Longitude: -97.2761963903
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 20 Lot 1

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: \$196,325
Protest Deadline Date: 5/24/2024

Site Number: 01208527
Site Name: HERITAGE HEIGHTS ADDITION 20 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,383
Percent Complete: 100%
Land Sqft^{*}: 11,019
Land Acres^{*}: 0.2529
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:
LYNCH SONJIA
Primary Owner Address:
3216 MERRIMAC DR
FORT WORTH, TX 76140

Deed Date: 1/27/2016
Deed Volume:
Deed Page:
Instrument: 2017-PR00682-1

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYNCH LORRAINE	6/29/1994	00116410002222	0011641	0002222
ISABEL JARVIS	9/21/1987	00090750000123	0009075	0000123
ROACH INVESTMENTS INC	9/17/1987	00090750000121	0009075	0000121
WINTERS JAMES F	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	\$150,306	\$46,019	\$196,325	\$141,514
2024	\$150,306	\$46,019	\$196,325	\$128,649
2023	\$175,332	\$35,000	\$210,332	\$116,954
2022	\$124,847	\$35,000	\$159,847	\$106,322
2021	\$116,879	\$35,000	\$151,879	\$96,656
2020	\$117,878	\$35,000	\$152,878	\$87,869

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.