



Address: [3424 HERITAGE LN](#)
City: FOREST HILL
Georeference: 17800-B-13
Subdivision: HERITAGE HEIGHTS ADDITION
Neighborhood Code: A1F020P

Latitude: 32.648577026
Longitude: -97.2702193781
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 B Lot 13

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: 1986
Personal Property Account: N/A
Agent: MODERN TAX GROUP, LLC (11214)
Protest Deadline Date: 5/24/2024

Site Number: 04768108
Site Name: HERITAGE HEIGHTS ADDITION-B-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,231
Percent Complete: 100%
Land Sqft^{*}: 4,002
Land Acres^{*}: 0.0918
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

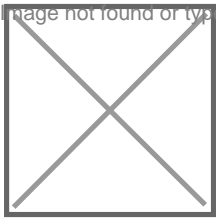
Current Owner:
SHADOW CREEK REDEVELOPMENT LLC
Primary Owner Address:
7278 GLENVIEW DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 6/7/2018
Deed Volume:
Deed Page:
Instrument: [D218128637](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REG HOLDERS OF COLONY AMERICAN FINANCE	4/3/2018	D218071005		
CRESTOR GLOBAL INVESTMENTS DELAWARE LLC	5/27/2015	D215127902		
CRESTOR GLOBAL INVESTMENTS LLC	3/17/2015	D215059095		
2009 YISHAI KAGAN & Z REVOC TR	1/31/2012	D212031914	0000000	0000000
KAGAN YISHAI;KAGAN ZOHARA KAGAN	6/23/2009	0000000000000000	0000000	0000000
KAGAN YISHAI	3/13/2009	D209078445	0000000	0000000
RALI 2006-QS15	2/27/2009	D209054520	0000000	0000000
PHILLIPS-COBB NIANI	12/29/2006	D207015010	0000000	0000000
MOODY ELLA MAE	12/23/2005	D206038178	0000000	0000000
WELLS FARGO BANK N A	8/3/2004	D204246268	0000000	0000000
GAUT PHILLIP R JR;GAUT T SKINNER	1/30/2004	D204239591	0000000	0000000
SIMELARO JOSEPH J;SIMELARO LINDA	3/30/2001	00148150000212	0014815	0000212
SHEEHAN LINDA;SHEEHAN PATRICK M	1/17/1992	00105090002328	0010509	0002328
FIRST CITY TEXAS	12/4/1990	00101170002184	0010117	0002184
HOLLIS H BOND CORP	3/19/1985	00081220001554	0008122	0001554
ARLINGTON SAVINGS ASSN	12/31/1900	0000000000000000	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	\$123,000	\$30,000	\$153,000	\$153,000
2024	\$123,000	\$30,000	\$153,000	\$153,000
2023	\$117,000	\$30,000	\$147,000	\$147,000
2022	\$101,251	\$5,000	\$106,251	\$106,251
2021	\$102,061	\$5,000	\$107,061	\$107,061
2020	\$102,871	\$5,000	\$107,871	\$107,871

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.