



Address: [12 HARBOUR POINT CIR](#)
City: FORT WORTH
Georeference: 17084C-2-4
Subdivision: HARBOUR POINT ADDITION
Neighborhood Code: 2N400G

Latitude: 32.8926152002
Longitude: -97.4519560122
TAD Map: 2012-444
MAPSCO: TAR-031H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HARBOUR POINT ADDITION
Block 2 Lot 4 & PART OF COMMON AREA .382 AC

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$494,741

Protest Deadline Date: 5/24/2024

Site Number: 04795830

Site Name: HARBOUR POINT ADDITION-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,212

Percent Complete: 100%

Land Sqft^{*}: 16,000

Land Acres^{*}: 0.3673

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HIGGINS GREGORY

Primary Owner Address:

12 HARBOUR POINT CIR
FORT WORTH, TX 76179-3256

Deed Date: 8/5/2020

Deed Volume:

Deed Page:

Instrument: 142-20-144012

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGGINS GREGORY;HIGGINS SHALOY K EST	7/26/2004	D204239827	0000000	0000000
BRAGG DEBORAH C;BRAGG JAMES R	4/30/1990	00099130000008	0009913	0000008
READ ANTHONY T;READ CHERYL	12/2/1988	00094590001451	0009459	0001451
MEARL MCBEE BUILDERS INC	2/17/1984	00077460002059	0007746	0002059
RATTIKIN JACK JR TRUSTEE	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	\$404,741	\$90,000	\$494,741	\$494,741
2024	\$404,741	\$90,000	\$494,741	\$457,864
2023	\$410,040	\$75,000	\$485,040	\$416,240
2022	\$396,851	\$75,000	\$471,851	\$378,400
2021	\$269,000	\$75,000	\$344,000	\$344,000
2020	\$269,000	\$75,000	\$344,000	\$344,000

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.