



**Address:** [3701 N LIGHTHOUSE HILL LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 17084G-3-57  
**Subdivision:** HARBOUR VIEW ESTATES ADDITION  
**Neighborhood Code:** 2N400E

**Latitude:** 32.9072637804  
**Longitude:** -97.4393160613  
**TAD Map:** 2018-448  
**MAPSCO:** TAR-018W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HARBOUR VIEW ESTATES  
ADDITION Block 3 Lot 57

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$734,644

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

**Site Number:** 07140126

**Site Name:** HARBOUR VIEW ESTATES ADDITION-3-57-50

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,292

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 65,645

**Land Acres<sup>\*</sup>:** 1.5070

**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:**

ROEST ROBERT  
ROEST DEBORAH

**Primary Owner Address:**

3701 N LIGHTHOUSE HILL LN  
FORT WORTH, TX 76179

**Deed Date:** 11/4/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214242702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROEST DEBORAH;ROEST ROBERT	11/4/2014	<a href="#">D214242702</a>		
CAVAZOS ALBERTO;CAVAZOS ERNESTIN	7/21/2003	<a href="#">D203273773</a>	0016992	0000193
MONTCLAIRE CUSTOM HOMES INC	1/27/2003	00163550000382	0016355	0000382
HARBOUR MONTICELLO EST LTD	1/1/1998	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 <sup>+</sup>
2025	\$469,160	\$180,840	\$650,000	\$650,000
2024	\$553,804	\$180,840	\$734,644	\$678,820
2023	\$513,593	\$135,630	\$649,223	\$617,109
2022	\$464,769	\$135,630	\$600,399	\$561,008
2021	\$415,457	\$135,630	\$551,087	\$510,007
2020	\$328,013	\$135,630	\$463,643	\$463,643

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.