



Address: [3809 RUTHS CT](#)
City: TARRANT COUNTY
Georeference: 17084G-3-12
Subdivision: HARBOUR VIEW ESTATES ADDITION
Neighborhood Code: 2N400E

Latitude: 32.9002634054
Longitude: -97.4438120619
TAD Map: 2012-444
MAPSCO: TAR-032E



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 12

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 07140711
Site Name: HARBOUR VIEW ESTATES ADDITION-3-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,117
Percent Complete: 100%
Land Sqft^{*}: 63,431
Land Acres^{*}: 1.4561
Pool: N

State Code: A
Year Built: 1999
Personal Property Account: N/A
Agent: PROPERTY TAX LOCK (11667)
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
ROACH WILLIAM R
Primary Owner Address:
3809 RUTHS CT
FORT WORTH, TX 76179-3832

Deed Date: 8/18/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211203654](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LASSEN EMILY BOSTWICK;LASSEN LANCE	5/15/1998	00132230000356	0013223	0000356
HARBOUR MONTICELLO ESTS 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 ⁺
2025	\$374,472	\$174,744	\$549,216	\$549,216
2024	\$374,472	\$174,744	\$549,216	\$549,216
2023	\$407,389	\$131,058	\$538,447	\$522,500
2022	\$343,942	\$131,058	\$475,000	\$475,000
2021	\$344,129	\$131,058	\$475,187	\$475,187
2020	\$308,120	\$131,058	\$439,178	\$438,556

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.