



Address: [3744 S LIGHTHOUSE HILL LN](#)
City: TARRANT COUNTY
Georeference: 17084G-3-50
Subdivision: HARBOUR VIEW ESTATES ADDITION
Neighborhood Code: 2N400E

Latitude: 32.9055889968
Longitude: -97.443915291
TAD Map: 2012-448
MAPSCO: TAR-017Z



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 50

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: 2000

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 07251807

Site Name: HARBOUR VIEW ESTATES ADDITION-3-50

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,134

Percent Complete: 100%

Land Sqft^{*}: 67,179

Land Acres^{*}: 1.5422

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:

BRENDZA LIVING TRUST

Primary Owner Address:

3744 S LIGHTHOUSE HILL LN
FORT WORTH, TX 76179

Deed Date: 6/2/2021

Deed Volume:

Deed Page:

Instrument: [D221188408](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRENDZA ROBERT EDWARD;BRENDZA SANDRA LEE	8/14/2017	D217189311		
BLANKENSHIP JUDITH;BLANKENSHIP RICK	6/13/2008	D208235449	0000000	0000000
FRIENDSHUH MATTHEW	9/5/2003	D203340773	0017188	0000073
PAULSEN STEVEN M;PAULSEN WENDI	9/1/2000	00145100000185	0014510	0000185
HARBOUR MONTICELLO EST LTD	1/1/1998	000000000000000	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	\$662,009	\$185,064	\$847,073	\$847,073
2024	\$662,009	\$185,064	\$847,073	\$847,073
2023	\$632,312	\$145,738	\$778,050	\$778,050
2022	\$604,247	\$145,738	\$749,985	\$722,275
2021	\$544,456	\$145,738	\$690,194	\$656,614
2020	\$451,184	\$145,738	\$596,922	\$596,922

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.