



**Address:** [3812 RUTHS CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 17084G-3-15A  
**Subdivision:** HARBOUR VIEW ESTATES ADDITION  
**Neighborhood Code:** 2N400E

**Latitude:** 32.901367747  
**Longitude:** -97.4444671472  
**TAD Map:** 2012-448  
**MAPSCO:** TAR-031D



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 15A BNDRY SPLIT

**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:** 07251998  
**Site Name:** HARBOUR VIEW ESTATES ADDITION-3-15A-91  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 4,647  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 46,827  
**Land Acres<sup>\*</sup>:** 1.0750  
**Pool:** Y

**State Code:** A  
**Year Built:** 2002  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$960,485  
**Protest Deadline Date:** 5/24/2024

<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:**  
CRAWFORD MADISON  
MASSER SEAN  
**Primary Owner Address:**  
3812 RUTHS CT  
FORT WORTH, TX 76179

**Deed Date:** 10/3/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223179598](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURKETT ROBERT DEAN;BURKETT SUNSHINE LEE	7/17/2015	<a href="#">D220106597-CORR</a>		
MCADA JENNIFER;MCADA MICHAEL	8/19/2005	<a href="#">D205260232</a>	0000000	0000000
SMITH DEAN G;SMITH PAMELA H	8/14/2001	00150930000157	0015093	0000157
LARSON JANET E;LARSON ROBERT L	12/13/2000	00148190000023	0014819	0000023
MONTCLAIRE CUSTOM HOMES INC	12/12/2000	00148190000021	0014819	0000021
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	\$850,835	\$109,650	\$960,485	\$857,214
2024	\$850,835	\$109,650	\$960,485	\$779,285
2023	\$653,250	\$82,238	\$735,488	\$708,441
2022	\$628,250	\$82,238	\$710,488	\$644,037
2021	\$503,250	\$82,238	\$585,488	\$585,488
2020	\$471,364	\$82,238	\$553,602	\$553,602

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.