



Address: [3812 JULIAN ST](#)
City: FORT WORTH
Georeference: 17781C-13-13
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500D

Latitude: 32.9087828495
Longitude: -97.3013195038
TAD Map: 2060-448
MAPSCO: TAR-021Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT WORTH Block 13 Lot 13

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #7 HERITAGE - RESIDENTIAL (608)
KELLER ISD (907)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$502,902

Protest Deadline Date: 5/24/2024

Site Number: 07673973

Site Name: HERITAGE ADDITION-FORT WORTH-13-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,801

Percent Complete: 100%

Land Sqft^{*}: 7,840

Land Acres^{*}: 0.1799

Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

DURAN MERILEE

DURAN RICKY

Primary Owner Address:

3812 JULIAN ST

KELLER, TX 76244-7647

Deed Date: 7/23/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209202252](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHASE CHRISTOPHER;CHASE DENISE	9/21/2007	D207346113	0000000	0000000
HARRIS BRADLEY;HARRIS JENNIFER	7/15/2004	D204227930	0000000	0000000
STANDARD PACIFIC OF TEXAS LP	4/2/2002	00156080000131	0015608	0000131
HILLWOOD ALLIANCE RESIDNTL LP	1/1/2000	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	\$412,902	\$90,000	\$502,902	\$467,355
2024	\$412,902	\$90,000	\$502,902	\$424,868
2023	\$375,886	\$90,000	\$465,886	\$386,244
2022	\$331,373	\$65,000	\$396,373	\$351,131
2021	\$254,210	\$65,000	\$319,210	\$319,210
2020	\$255,411	\$65,000	\$320,411	\$320,411

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.