



Address: [3417 S BAY BREEZE LN](#)
City: TARRANT COUNTY
Georeference: 17084G-4-31
Subdivision: HARBOUR VIEW ESTATES ADDITION
Neighborhood Code: 2N400E

Latitude: 32.9025355727
Longitude: -97.4369565469
TAD Map: 2018-448
MAPSCO: TAR-032A



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 4 Lot 31

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: 2001

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07760426

Site Name: HARBOUR VIEW ESTATES ADDITION-4-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,705

Percent Complete: 100%

Land Sqft^{*}: 43,995

Land Acres^{*}: 1.0099

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:

SWINFORD JOHN
SWINFORD TONYA

Primary Owner Address:

3417 S BAY BREEZE LN
FORT WORTH, TX 76179

Deed Date: 9/21/2020

Deed Volume:

Deed Page:

Instrument: [D220242109](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRANT PAMELA;GRANT ROBERT	9/20/2012	D212232992	0000000	0000000
TENNYSON LADONNA J TRUSTEE	2/22/2007	D207070818	0000000	0000000
KENYON KATHERINE;KENYON SCOT M	11/9/2001	00152800000048	0015280	0000048
MONTCLAIRE CUSTOM HOMES INC	3/21/2001	00147920000184	0014792	0000184
HARBOUR MONTICELLO EST LTD	1/1/2001	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	\$554,555	\$121,200	\$675,755	\$675,755
2024	\$554,555	\$121,200	\$675,755	\$675,755
2023	\$560,580	\$90,900	\$651,480	\$635,051
2022	\$486,419	\$90,900	\$577,319	\$577,319
2021	\$470,029	\$90,900	\$560,929	\$560,929
2020	\$379,084	\$90,900	\$469,984	\$469,984

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.