



Address: [3409 N BAY BREEZE LN](#)
City: TARRANT COUNTY
Georeference: 17084G-4-42
Subdivision: HARBOUR VIEW ESTATES ADDITION
Neighborhood Code: 2N400E

Latitude: 32.9053802436
Longitude: -97.4337280351
TAD Map: 2018-448
MAPSCO: TAR-032B



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 42

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: None

Notice Sent Date: 5/1/2025

Notice Value: \$644,244

Protest Deadline Date: 5/24/2024

Site Number: 07760531

Site Name: HARBOUR VIEW ESTATES ADDITION-4-42

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,964

Percent Complete: 100%

Land Sqft^{*}: 40,946

Land Acres^{*}: 0.9399

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:

ERICKSON ANNE E

Primary Owner Address:

3409 N BAY BREEZE LN
FORT WORTH, TX 76179-3849

Deed Date: 1/28/2002

Deed Volume: 0015458

Deed Page: 0000301

Instrument: 00154580000301

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|----------------|-------------|-----------|
| MONTCLAIRE CUST HOMES INC | 9/13/2001 | 00151550000377 | 0015155 | 0000377 |
| 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 | \$531,444 | \$112,800 | \$644,244 | \$644,244 |
| 2024 | \$531,444 | \$112,800 | \$644,244 | \$597,010 |
| 2023 | \$495,154 | \$84,600 | \$579,754 | \$542,736 |
| 2022 | \$441,081 | \$84,600 | \$525,681 | \$493,396 |
| 2021 | \$396,564 | \$84,600 | \$481,164 | \$448,542 |
| 2020 | \$323,165 | \$84,600 | \$407,765 | \$407,765 |

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.