



**Address:** [3716 S BAY BREEZE LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 17084G-6-2  
**Subdivision:** HARBOUR VIEW ESTATES ADDITION  
**Neighborhood Code:** 2N400E

**Latitude:** 32.9034243361  
**Longitude:** -97.441275095  
**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 6 Lot 2

**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:** PROPERTY TAX LOCK (11667)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$623,554

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07760574

**Site Name:** HARBOUR VIEW ESTATES ADDITION-6-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,732

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 45,302

**Land Acres<sup>\*</sup>:** 1.0399

**Pool:** Y

<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:**

FRANKLIN ROB  
FRANKLIN DEDREA

**Primary Owner Address:**

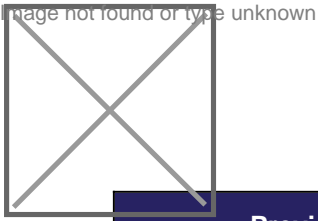
3716 S BAY BREEZE LN  
FORT WORTH, TX 76179-3820

**Deed Date:** 3/22/2001

**Deed Volume:** 0014792

**Deed Page:** 0000013

**Instrument:** 00147920000013



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTCLAIRE CUSTOM HOMES INC	3/21/2001	00147920000012	0014792	0000012
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 <sup>+</sup>
2025	\$498,754	\$124,800	\$623,554	\$623,554
2024	\$498,754	\$124,800	\$623,554	\$599,781
2023	\$517,727	\$93,600	\$611,327	\$545,255
2022	\$502,900	\$93,600	\$596,500	\$495,686
2021	\$357,024	\$93,600	\$450,624	\$450,624
2020	\$357,023	\$93,600	\$450,623	\$450,623

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.