



**Address:** [3316 BAY BREEZE CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 17084G-6-17  
**Subdivision:** HARBOUR VIEW ESTATES ADDITION  
**Neighborhood Code:** 2N400E

**Latitude:** 32.9042085196  
**Longitude:** -97.4363528443  
**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 17

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$958,649

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

**Site Number:** 07760760

**Site Name:** HARBOUR VIEW ESTATES ADDITION-6-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,217

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 83,199

**Land Acres<sup>\*</sup>:** 1.9099

**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:**

MOHAMMAD MAHMOODI AND MAHASTI ZAMANI LIVING TRUST

**Primary Owner Address:**

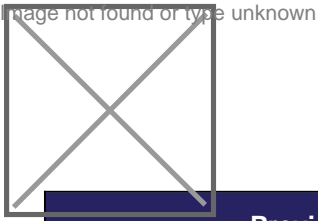
3316 BAYBREEZE CT  
FORT WORTH, TX 76179

**Deed Date:** 9/26/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224172753](#)



| Previous Owners                   | Date      | Instrument     | Deed Volume | Deed Page |
|-----------------------------------|-----------|----------------|-------------|-----------|
| MAHMOODI MAHAST;MAHMOODI MOHAMMAD | 1/24/2003 | 00163600000145 | 0016360     | 0000145   |
| 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 | \$729,449          | \$229,200   | \$958,649    | \$948,592                    |
| 2024 | \$729,449          | \$229,200   | \$958,649    | \$862,356                    |
| 2023 | \$678,126          | \$171,900   | \$850,026    | \$783,960                    |
| 2022 | \$605,834          | \$171,900   | \$777,734    | \$712,691                    |
| 2021 | \$542,931          | \$171,900   | \$714,831    | \$647,901                    |
| 2020 | \$433,560          | \$171,900   | \$605,460    | \$589,001                    |

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.