



Address: [3309 GRANT'S LANDING](#)
City: TARRANT COUNTY
Georeference: 17084G-6A-40
Subdivision: HARBOUR VIEW ESTATES ADDITION
Neighborhood Code: 2N400E

Latitude: 32.9061640572
Longitude: -97.4371668279
TAD Map: 2018-448
MAPSCO: TAR-018W



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 6A Lot 40

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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07760965

Site Name: HARBOUR VIEW ESTATES ADDITION-6A-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,794

Percent Complete: 100%

Land Sqft^{*}: 53,143

Land Acres^{*}: 1.2199

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:

CRIST CELIA

CRIST LARRY SR

Primary Owner Address:

3309 GRANTS LANDING
FORT WORTH, TX 76179

Deed Date: 7/31/2023

Deed Volume:

Deed Page:

Instrument: [D223135820](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLURE EVA M;MCCLURE PAUL D	7/28/2004	D204240128	0000000	0000000
MONTCLAIRE CUSTOM HOMES INC	7/27/2004	D204240127	0000000	0000000
HARBOUR MONTICELLO EST LTD	1/1/2001	000000000000000	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	\$665,348	\$146,400	\$811,748	\$811,748
2024	\$665,348	\$146,400	\$811,748	\$811,748
2023	\$619,000	\$109,800	\$728,800	\$677,329
2022	\$552,738	\$109,800	\$662,538	\$615,754
2021	\$495,920	\$109,800	\$605,720	\$559,776
2020	\$399,087	\$109,800	\$508,887	\$508,887

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.