

Tarrant Appraisal District

Property Information | PDF

Account Number: 07760981

Address: 3409 GRANT'S LANDING

City: TARRANT COUNTY
Georeference: 17084G-6A-42

Subdivision: HARBOUR VIEW ESTATES ADDITION

Neighborhood Code: 2N400E

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This map, content, and location of property is provided by Google Services.

Latitude: 32.905410355 Longitude: -97.4374383059 TAD Map: 2018-448 MAPSCO: TAR-032A

PROPERTY DATA

Legal Description: HARBOUR VIEW ESTATES

ADDITION Block 6A 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: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$764,486

Protest Deadline Date: 5/24/2024

Site Number: 07760981

Site Name: HARBOUR VIEW ESTATES ADDITION-6A-42

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,681
Percent Complete: 100%

Land Sqft*: 43,995 Land Acres*: 1.0099

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

WELLER MAUREEN
WELLER JAMES

Primary Owner Address: 3409 GRANTS LNDG

FORT WORTH, TX 76179-3854

Deed Date: 11/15/2005 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D205353144

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLASSIC UNIQUE HOMES INC	11/22/2002	00161940000230	0016194	0000230
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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$643,286	\$121,200	\$764,486	\$764,486
2024	\$643,286	\$121,200	\$764,486	\$720,553
2023	\$598,336	\$90,900	\$689,236	\$655,048
2022	\$543,744	\$90,900	\$634,644	\$595,498
2021	\$488,611	\$90,900	\$579,511	\$541,362
2020	\$401,247	\$90,900	\$492,147	\$492,147

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)
- DISABLED VET 70 to 99 PCT 11.22

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.

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