



**Address:** [3509 GRANT'S LANDING](#)  
**City:** TARRANT COUNTY  
**Georeference:** 17084G-6A-44  
**Subdivision:** HARBOUR VIEW ESTATES ADDITION  
**Neighborhood Code:** 2N400E

**Latitude:** 32.9050998622  
**Longitude:** -97.4383442024  
**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 6A Lot 44

**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

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

**Site Number:** 07761015

**Site Name:** HARBOUR VIEW ESTATES ADDITION-6A-44

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,390

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 46,609

**Land Acres<sup>\*</sup>:** 1.0699

**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:**

VENABLE JAMES R

VENABLE DANA

**Primary Owner Address:**

3509 GRANTS LNDG  
FORT WORTH, TX 76179-3856

**Deed Date:** 2/3/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210034934](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN JOSEPH JR;MARTIN MELISSA	2/26/2007	<a href="#">D207085092</a>	0000000	0000000
J MARTIN HOMES	5/24/2006	<a href="#">D206170785</a>	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 <sup>+</sup>
2025	\$674,710	\$128,400	\$803,110	\$803,110
2024	\$674,710	\$128,400	\$803,110	\$803,000
2023	\$633,700	\$96,300	\$730,000	\$730,000
2022	\$630,693	\$96,300	\$726,993	\$665,187
2021	\$539,110	\$96,300	\$635,410	\$604,715
2020	\$453,441	\$96,300	\$549,741	\$549,741

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.