



**Address:** [3813 LANKFORD TR](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-28-24  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500E

**Latitude:** 32.9158328233  
**Longitude:** -97.3023748327  
**TAD Map:** 2060-452  
**MAPSCO:** TAR-021V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 28 Lot 24

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #7 HERITAGE - RESIDENTIAL (608)  
KELLER ISD (907)

**Site Number:** 07796447

**Site Name:** HERITAGE ADDITION-FORT WORTH-28-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,892

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,117

**Land Acres<sup>\*</sup>:** 0.3699

**Pool:** N

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$455,437

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

<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:**

FRYE ELOISE B

**Primary Owner Address:**

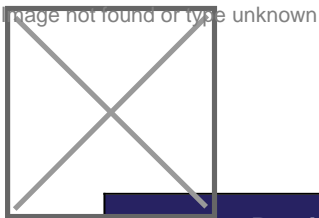
3813 LANKFORD TR  
KELLER, TX 76244-9571

**Deed Date:** 3/27/2003

**Deed Volume:** 0016607

**Deed Page:** 0000104

**Instrument:** 00166070000104



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRISON HOMES OF TEXAS INC	7/16/2002	00158340000273	0015834	0000273
SHEFFIELD DEVELOPMENT CO ETAL	8/25/2001	00153270000284	0015327	0000284
SHEFFIELD DEVELOPMENT CO INC	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	\$380,437	\$75,000	\$455,437	\$455,437
2024	\$380,437	\$75,000	\$455,437	\$436,421
2023	\$396,780	\$75,000	\$471,780	\$396,746
2022	\$334,892	\$50,000	\$384,892	\$360,678
2021	\$277,889	\$50,000	\$327,889	\$327,889
2020	\$249,771	\$50,000	\$299,771	\$299,771

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.