



Address: [3412 LAKE HILL LN](#)
City: FORT WORTH
Georeference: 23311-2-4
Subdivision: LAKEVIEW ADDITION
Neighborhood Code: 3T010H

Latitude: 32.810082962
Longitude: -97.1432835659
TAD Map: 2108-416
MAPSCO: TAR-054W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKEVIEW ADDITION Block 2
Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$328,803

Protest Deadline Date: 5/24/2024

Site Number: 07866291

Site Name: LAKEVIEW ADDITION-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,811

Percent Complete: 100%

Land Sqft^{*}: 6,134

Land Acres^{*}: 0.1408

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MABEE MARGARET ANN

Primary Owner Address:

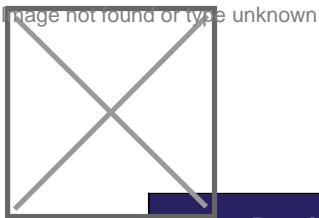
3412 LAKE HILL LN
HURST, TX 76053-7853

Deed Date: 8/28/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206274151](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOLODOW MATTHEW J	4/21/2003	00166830000255	0016683	0000255
SOLODOW C K;SOLODOW M J	5/29/2002	00157120000036	0015712	0000036
LENAR HOMES OF TEXAS INC	1/1/2001	00157120000035	0015712	0000035

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	\$248,803	\$80,000	\$328,803	\$328,803
2024	\$248,803	\$80,000	\$328,803	\$320,150
2023	\$295,996	\$50,000	\$345,996	\$291,045
2022	\$233,452	\$50,000	\$283,452	\$264,586
2021	\$190,533	\$50,000	\$240,533	\$240,533
2020	\$190,611	\$50,000	\$240,611	\$240,611

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.