



Address: [3621 LAKE HILL LN](#)
City: FORT WORTH
Georeference: 23312-2-11
Subdivision: LAKEVIEW NORTH ADDITION
Neighborhood Code: 3T010H

Latitude: 32.8124684226
Longitude: -97.1441827026
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 NORTH ADDITION
Block 2 Lot 11

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: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$406,012

Protest Deadline Date: 5/24/2024

Site Number: 40242242

Site Name: LAKEVIEW NORTH ADDITION-2-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,358

Percent Complete: 100%

Land Sqft^{*}: 10,131

Land Acres^{*}: 0.2325

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:

CRABTREE JOSHUA

Primary Owner Address:

3621 LAKE HILL LN
FORT WORTH, TX 76053

Deed Date: 7/16/2024

Deed Volume:

Deed Page:

Instrument: [D224132880](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRABTREE JOSHUA;CRABTREE PATRICIA	5/11/2022	D222132836		
ALDANA ANA;GARCIA CHRISTOPHER	6/19/2015	D215132890		
GUIZAR MARIA ORALIA GONZALEZ	6/15/2005	D205179208	0000000	0000000
BEAZER HOMES TEXAS LP	1/1/2003	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	\$326,012	\$80,000	\$406,012	\$406,012
2024	\$326,012	\$80,000	\$406,012	\$406,012
2023	\$350,869	\$50,000	\$400,869	\$400,869
2022	\$279,145	\$50,000	\$329,145	\$276,100
2021	\$201,000	\$50,000	\$251,000	\$251,000
2020	\$201,000	\$50,000	\$251,000	\$251,000

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

- 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.