



**Address:** [3401 BEEKMAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 37482-1-20  
**Subdivision:** SARATOGA  
**Neighborhood Code:** 3K600M

**Latitude:** 32.9563244984  
**Longitude:** -97.285823844  
**TAD Map:** 2060-468  
**MAPSCO:** TAR-022B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SARATOGA Block 1 Lot 20

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$525,000

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

**Site Number:** 40609227

**Site Name:** SARATOGA-1-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,632

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,968

**Land Acres<sup>\*</sup>:** 0.2058

**Pool:** N

<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:**

ROUANET FREDERICK  
ROUANET MARY

**Primary Owner Address:**

3401 BEEKMAN DR  
KELLER, TX 76244-5127

**Deed Date:** 4/3/2006

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D206102021](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANDARD PACIFIC OF TEXAS LP	10/3/2005	<a href="#">D205297330</a>	0000000	0000000
HILLWOOD SARATOGA LP	1/1/2004	0000000000000000	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	\$409,000	\$85,000	\$494,000	\$494,000
2024	\$440,000	\$85,000	\$525,000	\$505,780
2023	\$476,241	\$85,000	\$561,241	\$459,800
2022	\$378,301	\$65,000	\$443,301	\$418,000
2021	\$315,000	\$65,000	\$380,000	\$380,000
2020	\$285,000	\$65,000	\$350,000	\$350,000

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

- 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.