



Address: [3209 CROFTON DR](#)
City: FORT WORTH
Georeference: 37307-1-2
Subdivision: SANDSHELL HEIGHTS ADDITION
Neighborhood Code: 3K400A

Latitude: 32.8701413382
Longitude: -97.3101387404
TAD Map: 2054-436
MAPSCO: TAR-035U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SANDSHELL HEIGHTS
ADDITION Block 1 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$355,000

Protest Deadline Date: 5/24/2024

Site Number: 40707369

Site Name: SANDSHELL HEIGHTS ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,152

Percent Complete: 100%

Land Sqft^{*}: 7,840

Land Acres^{*}: 0.1799

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:

LUU BAO XUAN

Primary Owner Address:

3209 CROFTON DR
FORT WORTH, TX 76137-6650

Deed Date: 6/18/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212151653](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| CENTEX HOMES | 11/14/2011 | D211284187 | 0000000 | 0000000 |
| LOTS-R-US II LP | 9/8/2011 | D211219650 | 0000000 | 0000000 |
| CHI SYNDICATED HOLDINGS 2009 | 1/5/2010 | D210003788 | 0000000 | 0000000 |
| CHOICE HOMES INC | 11/21/2006 | D206370136 | 0000000 | 0000000 |
| LENNAR HMS OF TEXAS LAND & CON | 1/1/2005 | 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 | \$295,000 | \$60,000 | \$355,000 | \$322,102 |
| 2024 | \$295,000 | \$60,000 | \$355,000 | \$292,820 |
| 2023 | \$295,000 | \$60,000 | \$355,000 | \$266,200 |
| 2022 | \$256,989 | \$55,000 | \$311,989 | \$242,000 |
| 2021 | \$165,000 | \$55,000 | \$220,000 | \$220,000 |
| 2020 | \$165,000 | \$55,000 | \$220,000 | \$220,000 |

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.